



The Study Meeting of the West Valley City Council will be held on Tuesday, May 5, 2015, at 4:30 PM, in the Multi-Purpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted 04/29/2015, 4:00 PM

A G E N D A

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - A. April 21, 2015 (Study Meeting)
4. Review Agendas for Council Regular, Redevelopment Agency, Housing Authority and Building Authority Meetings of May 5, 2015
5. Resolutions:
 - A. 15-76: Adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2015 and Ending June 30, 2016; and Set August 11, 2015 as the Date for Public Hearing
 - B. 15-77: Authorize the City to Enter Into a Right-of-Way Contract with Property Reserve, Inc., (fka Deseret Title Holding Corporation), for Property Located at 6511 West 6200 South, and Accept a Quit Claim Deed for the Property
 - C. 15-78: Authorize the City to Enter Into a Right-of-Way Contract with Property Reserve Inc., (fka Deseret Title Holding Corporation), for a Portion of Property Located at 7011 West 6200 South, and Accept a Quit Claim Deed for the Property
6. New Business Scheduled for May 12, 2015:

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

- A. Consider Application No. S-3-2015, filed by Dan Northrup, Requesting Final Plat Approval for Northrup Subdivision Located at 5190 West 3500 South
 - B. Consider Application No. PUD-2-2015, filed by Russell Platt, Requesting Final Plat Approval for Truong PUD Phase 2 Subdivision Located at 1550 West 3860 South
- 7. Communications:
 - A. Budget Discussion (30 minutes)
 - B. Council Update
 - C. Potential Future Agenda Items
- 8. New Business:
 - A. Council Reports
- 9. Motion for Executive Session
- 10. Adjourn

MINUTES OF COUNCIL STUDY MEETING – APRIL 21, 2015

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 21, 2015, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, Councilmember At-Large
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
John Evans, Fire Chief
Sam Johnson, Strategic Communications Director
Phil Quinlan, Acting Police Chief
Dan Johnson, Acting Public Works Director
Marie Guarascio, Acting Finance Director
Jason Ereksen, Acting Parks and Recreation Director
Jake Arslanian, Public Works Department
Steve Lehman, CED Department
Steve Pastorik, CED Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 7, 2015**

The Council read and considered Minutes of the Study Meeting held April 7, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held April 7, 2015, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes

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Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

2. **INTRODUCTION OF NEW EMPLOYEES**

Upon invitation by Mayor Bigelow, the following new employees introduced themselves to the City Council:

Finance Department:

Dulce Ramirez, Accountant I
Ronald Trinidad, Accountant III

Community Preservation Department:

Rachel Walker, Animal Shelter Office Clerk
Nikki Belnap, Shelter Technician
Breann Wardle, Animal Services Officer

Parks and Recreation Department:

Joshua Brown, Custodian Supervisor

Police Department:

Brandy Barker, Support Service Clerk

Members of the City Council welcomed the new employees to service with West Valley City.

3. **REVIEW AGENDA FOR REGULAR COUNCIL MEETING AND SPECIAL REDEVELOPMENT AGENCY MEETINGS OF APRIL 21, 2015**

Mayor Bigelow advised no new items had been added to the Agenda for the Regular Council Meeting scheduled later this night. Upon inquiry, there were no further questions regarding items listed on that Agenda.

City Manager, Wayne Pyle, reviewed an item listed on the Agenda for a Special Regular Redevelopment Agency Meeting also scheduled later this night, and answered questions.

4. **PUBLIC HEARINGS SCHEDULED APRIL 28, 2015:**

A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. SV-2-2015, FILED BY WEST VALLEY CITY, REQUESTING TO VACATE A PORTION OF HOLMBERG STREET (NORTH OF 2550 SOUTH) LOCATED AT 2950 WEST 3550 SOUTH**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled April 28, 2015, in order for the City Council to hear and accept public input regarding Application No. SV-2-2015, filed West Valley

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City, requesting to vacate a portion of Holmberg Street (north of 2550 South) located at 2950 West 3550 South.

Proposed Ordinance No. 15-15 related to the application to be considered by the City Council after the public hearing, was discussed as follows:

ORDINANCE NO. 15-15, VACATING A PORTION OF HOLMBERG STREET LOCATED IN WEST VALLEY CITY

Steve Lehman, CED Department, discussed Application No. SV-2-2015 and proposed Ordinance No. 15-15 that would vacate a portion of Holmberg Street (north of 2550 South) at 2950 West 3550 South.

Holmberg Street had been platted as part of the Holmberg Subdivision and recorded in December of 1959. Over the last few years the City had acquired property on the east and west sides of the proposed vacated right-of-way. As additional property would be needed for the future expansion of the City Center, various modifications to subdivision plats and dedicated rights-of-way would take place.

According to the City Center Master Plan, Holmberg Street and surrounding properties were anticipated to be mixed use and residential development. The request to vacate the right-of-way was in anticipation of this future development in the City Center zone.

In addition, according to the City ordinance, streets and/or alley vacations were to be reviewed by the Planning Commission with a recommendation to the City Council.

Mr. Lehman further reviewed the Application and proposed Ordinance. He displayed the plat map and also answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. SV-2-2015 and consider proposed Ordinance No. 15-15 at the Regular Council Meeting scheduled April 28, 2015, at 6:30 P.M.

5. **CONSENT AGENDA SCHEDULED APRIL 28, 2015:**

A. RESOLUTION NO. 15-71, EXECUTE A QUIT CLAIM DEED IN FAVOR OF PERRY & ASSOCIATES, INC. FOR LOT 1502A OF THE DIAMOND SUMMIT UNIT 15D SUBDIVISION

Steve Lehman, CED Department, discussed proposed Resolution No. 15-71 that would approve execution of a Quit Claim Deed in favor of Perry & Associates, Inc. for Lot 1502A of the Diamond Summit Unit 15D Subdivision (Parcel 20-23-156-012 and a portion of Parcel 20-23-156-013).

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Ordinance No. 15-10 approved by the City Council in March of 2015, authorized the amendment of Lots 1501-1503 of the Diamond Summit Unit 15C Subdivision. A small portion of the original Lot 1503 Diamond Summit Unit 15C Subdivision owned by the City would be deeded to Perry & Associates Inc. to adjust a mutual property line. To expedite a clean transfer of this small portion of property the City would Quit Claim all of Lot 1502A of the Diamond Summit Unit 15D Subdivision to Perry & Associates Inc.

Mr. Lehman further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-71 at the Regular Council Meeting scheduled April 28, 2015, at 6:30 P.M.

B. RESOLUTION NO. 15-72, ACCEPT AN EMBANKMENT EASEMENT FROM MAGNA WATER COMPANY, AN IMPROVEMENT DISTRICT, FOR PROPERTY LOCATED AT APPROXIMATELY 2463 SOUTH 6750 WEST

Dan Johnson, Public Works Department, discussed proposed Resolution No. 15-72 that would accept an Embankment Easement from Magna Water Company, an Improvement District, for property located at approximately 2463 South 6750 West.

Magna Water Company had signed an Embankment Easement for property located at approximately 2463 South 6750 West (Parcel 14-22-379-021). The parcel was adjacent to the west boundary of West Valley City property that was part of the Riter Canal Detention Basin Project. The easement ran along the easterly boundary of the Magna Water Company parcel would prevent storm water from flowing onto the Magna Water Company parcel.

Mr. Johnson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-72 at the Regular Council Meeting scheduled April 28, 2015, at 6:30 P.M.

6. COMMUNICATIONS

A. COUNCIL UPDATE

March 12 –May 6, 2015

Intermountain Society of Artists presents:
Spring into Fantasy Exhibit, UCCC

April 1-30, 2015

April Eggstravaganza, UCCC

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April 22, 2015	Safety Merit Badge Class, Fire Station 74, 5545 West 3100 South, 6:00 P.M. – 8:00 P.M.
April 22, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 23, 2015	Realtors Forum, Embassy Suites Hotel, 3524 S. Market Street, 8:30 A.M. – 10:30 A.M.
April 23, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 24, 2015	Arbor Day Tree Planting, Stonebridge Golf Course, 9:00 A.M. – 3:00 P.M.
April 24, 2015	<i>Variations – A Multisensory Concert Experience</i> , UCCC, 7:00 P.M.
April 24, 2015	Cirque de Soleil – Varekai, Maverik Center, 7:30 P.M.
April 25, 2015	Vietnamese Community of Utah Memorial Service, UCCC, 11:00 A.M.
April 25, 2015	Cirque de Soleil – Varekai, Maverik Center, 4:00 P.M. & 7:30 P.M.
April 26, 2015	Cirque de Soleil – Varekai, Maverik Center, 1:30 P.M. & 5:00 P.M.
April 27, 2015	Fire Department Awards Banquet, UCCC, Doors open at 5:00 P.M. and Dinner/Presentation at 6:00 P.M.
April 28, 2015	Book Fair sponsored by EAC, City Hall Lobby
April 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
April 30, 2015	UDOT's Annual Meeting with Salt Lake County & Municipalities, Calvin Rampton

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Complex, 4501 South 2700 West, 9:00 A.M. – 11:00 A.M.

May 5, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

May 6, 2015 Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.

May 12, 2015 Summer at the Station 3rd Annual Youth Arts Festival, Fairbourne Station Plaza, 5:00 P.M. – 6:30 P.M.

May 12, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

May 13 – July 8, 2015 Lokahi II Art & Artifact Exhibition, UCCC

May 13, 2015 Ribbon Cutting – Metro Deli & BBQ, 1645 West 2200 South, 11:00 A.M.

May 13, 2015 WVC Watch Wednesday, City Hall, 6:00 P.M. – 8:00 P.M.

May 13, 2015 Community Meeting with Chief Russo, City Hall, 7:00 P.M. – 8:00 P.M.

May 19, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

May 20, 2015 Crossing Guard Banquet, The Ridge Golf Course, 5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M.

May 25, 2015 Memorial Day Holiday – City Hall closed

May 26, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

June 1 – 8, 2015 Filing Period for 2015 Municipal Election (Monday – Thursday 7:00 A.M. to 6:00 P.M. and on Friday 8:00 A.M. to 5:00 P.M.)

June 2, 2015 Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.

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June 9, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 10, 2015	Employee Barbecue sponsored by EAC, Fairbourne Station, 12:00 P.M. – 2:00 P.M.
June 10, 2015	Celtic Woman – 10 th Anniversary World Tour, Maverik Center, 7:00 P.M.
June 12, 2015	Brit Floyd – The World's Greatest Pink Floyd Show, Maverik Center, 8:00 P.M.
June 16, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 20, 2015	Temple Dharma Worship Hall Inauguration, 3325 West 3800 South, 11:00 A.M. – 2:00 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
June 30, 2015	No Council Meetings Scheduled (5 th Tuesday)
July 7, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 13, 2015	Rush: R40 Live Tour, Maverik Center, 7:30 P.M.
July 14, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 21, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 28, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
July 31, 2015	Move Live on Tour, Maverik Center, 8:00 P.M.
August 3, 2015	Police Honorary Colonels Golf Tournament, Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M. – 3:00 P.M.

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August 4, 2015	No Council Meeting Scheduled (National Night Out)
August 5, 2015	Sam Smith, Maverik Center, 8:00 P.M.
August 7, 2015	Hello Kitty's Supercute Friendship Festival, Maverik Center, 7:00 P.M.
August 8, 2015	Hello Kitty's Supercute Friendship Festival, Maverik Center, 2:00 P.M. & 7:30 P.M.
August 9, 2015	Hello Kitty's Supercute Friendship Festival, Maverik Center, 12:00 P.M.
August 11, 2015	Municipal Primary Election
August 11, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 18, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
August 25, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
November 3, 2015	Municipal General Election

B. **POTENTIAL FUTURE AGENDA ITEMS**

City Manager, Wayne Pyle, advised a request had been received from Audie Levehthal's attorney to enter a letter into the record at an upcoming hearing regarding height requirements in the City Center zone, and his property in the Fairbourne Station area.

He advised Council members could have received an email from Cody Cross or contact from him regarding the Valley Recreation business and concerns about parking issues. Steve Pastorik, CED Department, answered questions from members of the City Council regarding this matter.

Mr. Pyle indicated someone might speak during the public comment period at the meeting scheduled later this night about rehabilitation projects of three homes on 3600 West. There seemed to be a dispute with an adjacent property owner regarding a fence. He advised that staff had been working with both parties to try to resolve the issue.

Mr. Pyle stated he and the City Attorney, Eric Bunderson, had reviewed paperwork relating to the citation discussed by Mr. Fynbo during the comment

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period at the previous Council Meeting. He advised the City Attorney would discuss the matter with the prosecutor's office regarding adjusting and/or cleaning up the process. He stated there were some things that could be done to make the process better, cleaner and easier to understand.

The City Attorney also shared a conversation with Mr. Fynbo had earlier in the day.

The City Manager expressed the need to provide justice and also allow people to fight citations, but also have the system work efficiently and timely. The City Attorney and the City Manager answered additional questions and further discussed the process with members of the Council.

7. COUNCIL REPORTS

A. COUNCILMEMBER TOM HUYNH – KSL NEWS STORIES AND VIETNAMESE COMMUNITY EVENT

Councilmember Huynh expressed appreciation to City Manager, Wayne Pyle, and staff involved in positive news stories recently aired on KSL.

He also reported regarding a recent event involving the Vietnamese community at which elected officials and others attended.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 21, 2015, WAS ADJOURNED AT 5:19 P.M., BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, April 21, 2015.

Sheri McKendrick, MMC
City Recorder

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

A Resolution adopting a tentative budget for West Valley City for the Fiscal Year commencing July 1, 2015 and ending June 30, 2016.

SYNOPSIS:

This resolution adopts the tentative budget for West Valley City for the 2015-2016 fiscal year and sets a date for public comment at a hearing to be held on August 11, 2015.

BACKGROUND:

West Valley City will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2015-2016.

RECOMMENDATION:

City staff recommends approval of the resolution.

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A TENTATIVE BUDGET
FOR THE FISCAL YEAR COMMENCING JULY 1, 2015,
AND ENDING JUNE 30, 2016; AND SETTING AUGUST 11,
2015, AS THE DATE FOR PUBLIC HEARING.**

WHEREAS, the West Valley City Manager has filed a proposed budget with the West Valley City Council for the fiscal year commencing July 1, 2015, and ending June 30, 2016; and

WHEREAS, the City Council has carefully reviewed and considered the budget and has determined that it should be tentatively adopted; and

WHEREAS, State laws governing budget adoption and setting of tax rates, and federal laws governing receipt and disbursement of federal funds, have been or will be complied with; and

WHEREAS, it is the intent and desire of West Valley City to comply with all applicable State and local laws regarding the adoption of the budget; and

WHEREAS, the City Council of West Valley City, Utah, hereby determines that it is in the best interests of the citizens of West Valley City to adopt a tentative budget for West Valley City for the 2016 fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. The budget attached hereto (herein the "Tentative Budget"), in the amount shown in Exhibit "A" for the following funds: General; Capital Improvement; Golf Course; "C" Road; Fitness Center; Hale Centre Theatre; Arena; Sanitation; Storm Water Utility; Cultural Celebration Center; Grants; and Road, Park, Fire, Police, Flood Impact Fees, and Ambulance Fund, is hereby tentatively adopted pursuant to Section 10-6-101, et seq., Utah Code Annotated 1953, as amended.
2. A public hearing to consider the Tentative Budget shall be held on August 11, 2015, at 6:30 p.m., in the West Valley City Council chambers located at 3600 Constitution Boulevard, West Valley City, Utah. The City Recorder is hereby directed to publish or cause to be published, at least seven days prior to the hearing and in at least one issue of a newspaper of general circulation published in Salt Lake County, notice of such hearing as well as the location of the Recorder's Office where the Tentative Budget will be available for public inspection.

3. Citizens in attendance at the public hearing shall be permitted to provide written or oral comment for or against the Tentative Budget or any of its individual funds, and for or against the relationship of Community Development Block Grant funds and other federal funds to the Tentative Budget.
4. A copy of the Tentative Budget and a summary of the Tentative Budget and the City's proposed use of the various federal funds in the context of the Tentative Budget shall be placed on record at the City Recorder's Office at the same address indicated above, at least ten days prior to the adoption of the final Budget, for inspection by the general public during normal office hours.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2015.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Item #:	
Fiscal Impact:	<u>\$163,500.00 + closing costs</u>
Funding Source:	<u>Corridor Preservation Fund</u>
Account #:	
Budget Opening Required:	<u>No</u>

ISSUE:

Authorization, acceptance and execution of a Right-of-way Contract, and acceptance of a Quit Claim Deed.

SYNOPSIS:

Property Reserve, Inc. (fka Deseret Title Holdings Corporation) has signed a Right-of-way Contract and Quit Claim Deed for a portion of its property located at 6511 West 6200 South (20-22-200-010-4001) for the 6200 South Extension Project.

BACKGROUND:

This 1.631 acre parcel located at approximately 6511 West 6200 South is one of the properties to be acquired for the 6200 South Extension Project. This project will extend 6200 South to State Highway No. 111, westerly from its current terminus at Mountain View Corridor. Compensation for the purchase of this parcel is \$163,500.00 is as per the appraisal report prepared by Integra Realty Resources. Funding for this acquisition is through the State Corridor Preservation Fund. Funding for this acquisition was approved by the Salt Lake County Council of Governments in October of 2014.

RECOMMENDATION:

Accept Quit Claim Deed and authorize Mayor to execute Right-of-way Contract. Recording of Quit Claim Deed and distribution of funds will be handled through a title company. Funds will go directly from the State to the title company.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Section Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A RIGHT OF WAY CONTRACT WITH PROPERTY RESERVE, INC., (fka DESERET TITLE HOLDING CORPORATION), FOR PROPERTY LOCATED AT 6511 WEST 6200 SOUTH, AND ACCEPT A QUIT CLAIM DEED FOR THE PROPERTY.

WHEREAS, Property Reserve, Inc. (fka Deseret Title Holdings Corporation) (herein “Property Reserve) owns 1.631 acres of property located at 6511 West 6200 South, in West Valley City (the “Property”); and

WHEREAS, the City desires to acquire the Property for the 6200 South Extension Project (the “Project”); and

WHEREAS, Property Reserve has agreed to sell the Property to the City; and

WHEREAS, an agreement has been prepared for execution by and between the City and Property Reserve. This agreement, which is attached hereto and entitled “West Valley City Right of Way Contract,” sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the execution of the above-referenced Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. That the above-referenced document entitled “West Valley City Right of Way Contract,” is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement and any other documents necessary to complete this transaction, for and on behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney’s Office.
2. The Mayor is hereby authorized to accept a Quick Claim Deed for the Property, and the City Recorder is hereby directed to record said Deed in the official records of the Salt Lake County Recorder.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2015.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

West Valley City

Right of Way Contract

Advanced Acquisition – Corridor Preservation Funds

Project No: RIF-340	Parcel No: 541
Project No: F-2150(1)0, 6200 South Extension (MVC to SR-111) Pin No. 8557 Tax ID: 20-22-200-010-4001	
Project Location: West Valley City	
County of Property: Salt Lake County	
Property Address: 6511 West 6200 South	
Owner / Grantor: Property Reserve, Inc. (fka Deseret Title Holding Corporation)	
Owner's Address: 51 South Main, Suite 301 Salt Lake City, Utah 84111	
Primary Phone: 801-321-8700	Owner Representative's Phone: 801-321-8704

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:

The Grantor hereby agrees to convey a portion of that certain parcel of land known as parcel number 20-22-200-010-4001 by Quit Claim Deed in substantially the same form and content as the deed, attached hereto and incorporated herein on Exhibit A.


This contract is to be returned to: Steven J. Dale, P.L.S.
West Valley City Engineering Division
3600 Constitution Boulevard
West Valley City, Utah 84119

1. Grantor will convey the right-of-way in its "AS IS", "WHERE IS" condition, without warranties, either express or implied, "WITH ALL FAULTS", including but not limited to existing easements, recorded or unrecorded, both latent and patent defects. Grantor shall have the right to reserve any mineral and water rights. Grantor will convey the right of way via a quitclaim deed subject to: (i) any state of facts which an accurate survey or physical inspection of the Property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights, rights-of-way, covenants, conditions, restrictions, encroachments, liens, encumbrances, taxes and assessments, and all other matters of record or enforceable at law or in equity.
2. Grantor shall leave the property in the same condition as it was when this contract was signed. No material work, improvement, or alteration will be done to the property unless mutually agreed to by the parties. Grantor shall not subject the property to any new lease, mortgage, pledge, lien, or other encumbrance after the date this contract was signed unless mutually agreed to by the parties.
3. Grantor and Grantee are tax exempt entities.
4. This is a voluntary sale to West Valley City. It is not subject to condemnation.
5. As this is a voluntary sale, the Grantors waive any right they have to a "first right of refusal" on any surplus property not used for the proposed highway or other transportation projects.

Additional Terms:

1. The City shall pay the Grantor the amount of \$163,500.00 as just compensation for the property.
2. This Right of Way Contract is contingent on the transfer of \$163,500.00 to West Valley City from the Local Transportation Corridor Preservation Fund.
3. This Right of Way Contract is contingent on the West Valley City Council's approval of the terms and conditions of this Contract.
4. The City shall be responsible for rollback taxes, if any on the property acquired under this Right of Way Contract and shall pay said rollback taxes at closing.
5. Both Grantor and the City expressly understand that each of the representations, warranties, and covenants made in this Right of Way Contract is material, and that the City is relying upon each of such representations, warranties, and covenants as true and correct as of the date on which the parties executed this Right of Way Contract and as of the closing date, as though such representations, warranties, and covenants had been made on each of such dates. This Right of Way Contract is contingent upon the truth of these representations and warranties and upon the Grantor's compliance with all covenants contained in this Contract.
6. Grantee's obligations in this Right of Way Contract are considered to be contractual for the purposes of the Governmental Immunity Act.

Total Selling Price: \$163,500.00

Grantor's initials 
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Steven J. Dale, Acquisition Agent

Ron Bigelow, Mayor

ATTEST:

Sheri McKendrick, City Recorder

Grantor understands this agreement is an option
until approved by the West Valley City Council.


 _____ Grantor <i>Age</i>	<u>4/24/15</u> _____ Date
_____ Grantor	_____ Date
_____ Grantor	_____ Date

Exhibit A

[Form of Quit Claim Deed]

Quit Claim Deed
(Salt Lake County)

TAX ID No. 20-22-200-010-4001

Parcel No. 541

Project No. RIF-340

Property Reserve, Inc. (fka Deseret Title Holding Corporation), a Utah nonprofit corporation, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby quitclaims to WEST VALLEY CITY, at 3600 Constitution Boulevard, West Valley City, Utah 84119, Grantee, for the sum of (\$10.00) TEN Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah (the "Property"), to-wit:

See Exhibits A and B attached hereto and incorporated by reference herein

SUBJECT TO: (i) any state of facts which an accurate survey or physical inspection of the Property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights, rights-of-way, covenants, conditions, restrictions, encroachments, liens, encumbrances, taxes and assessments, and all other matters of record or enforceable at law or in equity.

GRANTOR SPECIFICALLY RESERVES, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, Grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Grantor cannot exercise the mineral rights from the surface of the real property described on Exhibit A or in the upper two hundred fifty (250) feet of the subsurface or engage in any activity that will weaken the stability of the road.

RESERVING unto Grantor any water rights or rights to the use of water whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication. However, the construction of a roadway and storm drain system, installation and operation of utilities, and other activities incident to the operation of utilities or a public street shall not be construed as an interference with or violation of any water rights belonging to the Property.

IN WITNESS WHEREOF, said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized officer, this ____ day of _____, A.D. 2015.

Property Reserve, Inc. (fka Deseret Title Holding Corporation),
a Utah nonprofit corporation

[Exhibit Only – NOT FOR EXECUTION]

By: _____
Name (Print): _____
Its: _____

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this ____ day of _____, 2015 personally appeared before me _____, personally known to me to be the _____ of Property Reserve, Inc. (fka Deseret Title Holding Corporation), a Utah nonprofit corporation, who acknowledged before me that he signed the foregoing instrument as _____ for said corporation.

Notary Public

EXHIBIT A

Deseret Title Holding Parcel 20-22-200-010-4001

ROW Take Legal Description

A parcel of land being part of an entire tract of property situate in the NE1/4NW1/4 and in the N1/2NE1/4 of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of which are described as follows:

Beginning at the intersection of the existing southerly right of way line of 6200 South Street (Note: 49.5 foot wide right of way as described in that road dedication plat recorded on January 14, 1923 in Book "H" at Page 73 as Entry Number 493035 in the office of the Salt Lake County Recorder) and the westerly boundary line of said entire tract, said intersection is 173.02 feet N.89°50'07"W. along the northerly section line of said Section 22 and 15.33 feet S.00°09'53"W. from the calculated North Quarter Corner of said Section 22, said intersection is also 54.24 feet N.89°38'20"W. along a monument line described herein and 24.75 feet S.00°21'40"W. from the found Salt Lake County Monument stamped 228-A (Note: Basis of Bearing is S.89°38'17"E. along the monument line from the found monument referencing the North Quarter of said Section 22 and stamped 228-A and the Northeast Corner of said Section 22 as shown on the Salt Lake County Surveyor's Area Reference Plat), and running thence along said right of way line S.89°38'17"E. 1812.22 feet to the proposed Mountain View Corridor project and its proposed right of way line (Note: Mountain View Corridor is UDOT Project No. MP-0182(6)), thence S.00°01'16"W. 47.28 feet along said proposed Mountain View Corridor project and its proposed right of way line; thence N.87°35'36"W. 300.00 feet to a point 57.00 feet perpendicularly distant southerly from said northerly section line; thence N.89°49'51"W. 1339.36 feet along a line parallel with said northerly section line to the north quarter section line of said section 22; thence N.89°50'35"W. 141.15 feet to a point in said westerly boundary line, said point is also the beginning of a non-tangent 5668.24 foot radius curve to the right, thence 52.58 feet northwesterly, along said westerly boundary line and along the arc of said curve through a delta angle of 00°31'53" (Note: Chord to said curve bears N.37°22'55"W. for a distance of 52.58 feet) to the point of beginning.

The above described parcel of land contains 71,052 square feet or 1.631 acres in area, more or less.

Note: The North Quarter Corner of said Section 22 was calculated using evidence surveyed on the ground coupled with a survey compiled by Cornerstone Land Surveys, certified by John B. Stahl, PLS on November 2, 1988, and recorded in the office of the Salt Lake County as survey number S89-01-0017.



EXHIBIT B

ALLANT TECHSYSTEMS, INC.
TAX ID: 20-15-326-002

SW 1/4
SECTION 15

KENNECOTT RIGHT-OF-WAY
TAX ID: 20-15-300-002

West Valley City
TAX ID: 20-15-326-003

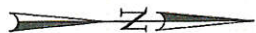
FOUND MONUMENT IN
CONCRETE AS SHOWN
ON SALT LAKE COUNTY
AREA REFERENCE PLAT
(STAMPED 228-A)

GENEVA ROCK PRODUCTS, INC.
TAX ID: 20-15-400-010

SE 1/4
SECTION 15

LINE TABLE		
LINE	DISTANCE	BEARING
L1	15.33'	S00°09'53"W
L2	24.75'	S00°21'40"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	0°31'53"	5668.24	52.58	26.29	52.58
					N37°22'55"W



6200 SOUTH RIGHT OF WAY
ROAD DEDICATION PLAT
PLAT BOOK "H" PAGE 73
49.5' WIDE (24.75' HALF WIDTH)

(NOT FOUND) NORTH QUARTER CORNER OF
SECTION 22, REESTABLISHED BASED ON
SURVEY PERFORMED BY JOHN STAHL AND
FILED AS SURVEY #S89-01-0017

BAISIS OF BEARING
S 89°38'17" E 2742.42'
ALONG MONUMENT LINE

NW 1/4
SECTION 22

DESERET TITLE HOLDING
CORPORATION
TAX ID: 20-22-126-002-4001

NE 1/4
SECTION 22

DESERET TITLE HOLDING CORPORATION
TAX ID: 20-22-200-010-4001

EXHIBIT B



Quit Claim Deed

(Salt Lake County)

TAX ID No. 20-22-200-010-4001

Parcel No. 541

Project No. RIF-340

Property Reserve, Inc., (fka Deseret Title Holding Corporation), a Utah nonprofit corporation, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby quitclaims to WEST VALLEY CITY, at 3600 Constitution Boulevard, West Valley City, Utah 84119, Grantee, for the sum of (\$10.00) TEN Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah (the "Property"), to-wit:

See Exhibits A and B attached hereto and incorporated by reference herein

SUBJECT TO: (i) any state of facts which an accurate survey or physical inspection of the Property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights, rights-of-way, covenants, conditions, restrictions, encroachments, liens, encumbrances, taxes and assessments, and all other matters of record or enforceable at law or in equity.

GRANTOR SPECIFICALLY RESERVES, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, Grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Grantor cannot exercise the mineral rights from the surface of the real property described on Exhibit A or in the upper two hundred fifty (250) feet of the subsurface or engage in any activity that will weaken the stability of the road.

RESERVING unto Grantor any water rights or rights to the use of water whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication. However, the construction of a roadway and storm drain system, installation and operation of utilities, and other activities incident to the operation of utilities or a public street shall not be construed as an interference with or violation of any water rights belonging to the Property.

IN WITNESS WHEREOF, said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized officer, this 24th day of April, A.D. 2015.

Property Reserve, Inc., (fka Deseret Title Holding Corporation),
a Utah nonprofit corporation

By: [Signature]
Name (Print): Mark B. Gibbons
Its: President

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On this 24th day of April, 2015 personally appeared before me Mark B. Gibbons, personally known to me to be the President of Property Reserve, Inc., (fka Deseret Title Holding Corporation), a Utah nonprofit corporation, who acknowledged before me that he signed the foregoing instrument as President for said corporation.



[Signature]
Notary Public

EXHIBIT A

Deseret Title Holding Parcel 20-22-200-010-4001

ROW Take Legal Description

A parcel of land being part of an entire tract of property situate in the NE1/4NW1/4 and in the N1/2NE1/4 of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of which are described as follows:

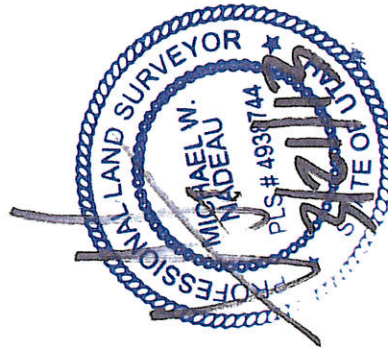
Beginning at the intersection of the existing southerly right of way line of 6200 South Street (Note: 49.5 foot wide right of way as described in that road dedication plat recorded on January 14, 1923 in Book "H" at Page 73 as Entry Number 493035 in the office of the Salt Lake County Recorder) and the westerly boundary line of said entire tract, said intersection is 173.02 feet N.89°50'07"W. along the northerly section line of said Section 22 and 15.33 feet S.00°09'53"W. from the calculated North Quarter Corner of said Section 22, said intersection is also 54.24 feet N.89°38'20"W. along a monument line described herein and 24.75 feet S.00°21'40"W. from the found Salt Lake County Monument stamped 228-A (Note: Basis of Bearing is S.89°38'17"E. along the monument line from the found monument referencing the North Quarter of said Section 22 and stamped 228-A and the Northeast Corner of said Section 22 as shown on the Salt Lake County Surveyor's Area Reference Plat), and running thence along said right of way line S.89°38'17"E. 1812.22 feet to the proposed Mountain View Corridor project and its proposed right of way line (Note: Mountain View Corridor is UDOT Project No. MP-0182(6)), thence S.00°01'16"W. 47.28 feet along said proposed Mountain View Corridor project and its proposed right of way line; thence N.87°35'36"W. 300.00 feet to a point 57.00 feet perpendicularly distant southerly from said northerly section line; thence N.89°49'51"W. 1339.36 feet along a line parallel with said northerly section line to the north quarter section line of said section 22; thence N.89°50'35"W. 141.15 feet to a point in said westerly boundary line, said point is also the beginning of a non-tangent 5668.24 foot radius curve to the right, thence 52.58 feet northwesterly, along said westerly boundary line and along the arc of said curve through a delta angle of 00°31'53" (Note: Chord to said curve bears N.37°22'55"W. for a distance of 52.58 feet) to the point of beginning.

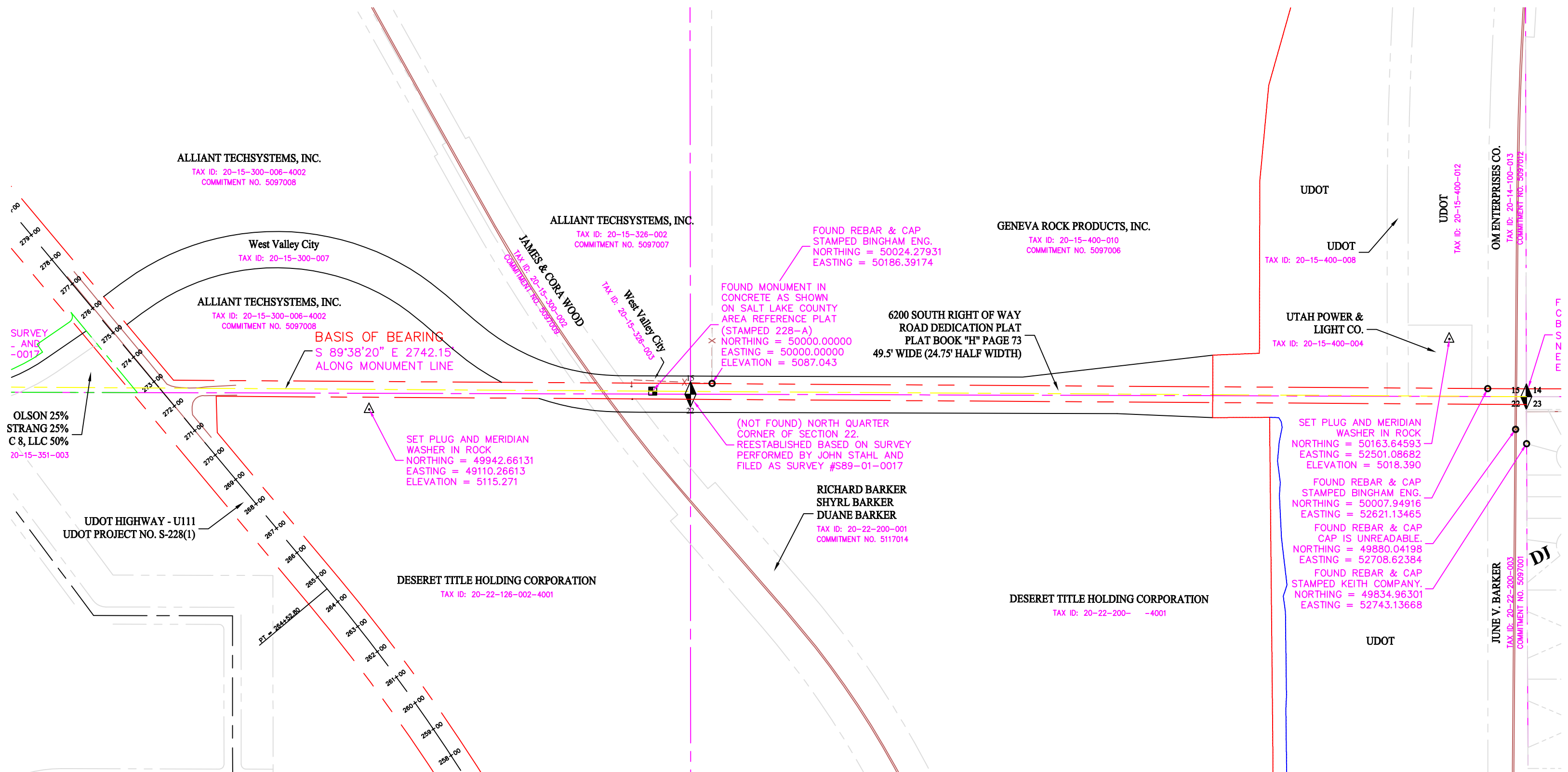
The above described parcel of land contains 71,052 square feet or 1.631 acres in area, more or less.

Ck by JJB 13 April 2015

Note: The North Quarter Corner of said Section 22 was calculated using evidence surveyed on the ground coupled with a survey compiled by Cornerstone Land Surveys, certified by John B. Stahl, PLS on November 2, 1988, and recorded in the office of the Salt Lake County as survey number S89-01-0017.







Item #:	
Fiscal Impact:	<u>\$7,700.00 + closing costs</u>
Funding Source:	<u>Corridor Preservation Fund</u>
Account #:	
Budget Opening Required:	<u>No</u>

ISSUE:

Authorization, acceptance and execution of a Right-of-way Contract, and acceptance of a Quit Claim Deed.

SYNOPSIS:

Property Reserve, Inc. (fka Deseret Title Holdings Corporation) has signed a Right-of-way Contract and Quit Claim Deed for a portion of its property located at 7011 West 6200 South (20-22-126-002-4001) for the 6200 South Extension Project.

BACKGROUND:

This 3,309 square foot parcel located at approximately 7011 West 6200 South is one of the properties to be acquired for the 6200 South Extension Project. This project will extend 6200 South to State Highway No. 111, westerly from its current terminus at Mountain View Corridor. Compensation for the purchase of this parcel is \$7,700.00 is as per the appraisal report prepared by Integra Realty Resources. Funding for this acquisition is through the State Corridor Preservation Fund. Funding for this acquisition was approved by the Salt Lake County Council of Governments in October of 2014.

RECOMMENDATION:

Accept Quit Claim Deed and authorize Mayor to execute Right-of-way Contract. Recording of Quit Claim Deed and distribution of funds will be handled through a title company. Funds will go directly from the State to the title company.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Section Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A RIGHT OF WAY CONTRACT WITH PROPERTY RESERVE, INC., (fka DESERET TITLE HOLDING CORPORATION), FOR A PORTION OF PROPERTY LOCATED AT 7011 WEST 6200 SOUTH, AND ACCEPT A QUIT CLAIM DEED FOR THE PROPERTY.

WHEREAS, Property Reserve, Inc. (fka Deseret Title Holdings Corporation) (herein “Property Reserve) owns property located at 7011 West 6200 South, in West Valley City (the “Property”); and

WHEREAS, the City desires to acquire a portion of the Property for the 6200 South Extension Project (the “Project”); and

WHEREAS, Property Reserve has agreed to sell the Property to the City; and

WHEREAS, an agreement has been prepared for execution by and between the City and Property Reserve. This agreement, which is attached hereto and entitled “West Valley City Right of Way Contract,” sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the execution of the above-referenced Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. That the above-referenced document entitled “West Valley City Right of Way Contract,” is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement and any other documents necessary to complete this transaction, for and on behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney’s Office.
2. The Mayor is hereby authorized to accept a Quick Claim Deed for the Property, and the City Recorder is hereby directed to record said Deed in the official records of the Salt Lake County Recorder.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2015.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

West Valley City

Right of Way Contract

Advanced Acquisition – Corridor Preservation Funds

Project No: RIF-340	Parcel No: 542
Project No: F-2150(1)0, 6200 South Extension (MVC to SR-111) Pin No. 8557 Tax ID: 20-22-126-002-4001	
Project Location: West Valley City	
County of Property: Salt Lake County	
Property Address: 7011 West 6200 South	
Owner / Grantor: Property Reserve, Inc. (fka Deseret Title Holding Corporation)	
Owner's Address: 51 South Main, Suite 301 Salt Lake City, Utah 84111	
Primary Phone: 801-321-8700	Owner Representative's Phone: 801-321-8704

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:

The Grantor hereby agrees to convey a portion of that certain parcel of land known as parcel number 20-22-126-002-4001 by Quit Claim Deed in substantially the same form and content as the deed, attached hereto and incorporated herein on Exhibit A.

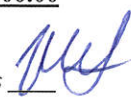
This contract is to be returned to: Steven J. Dale, P.L.S.
West Valley City Engineering Division
3600 Constitution Boulevard
West Valley City, Utah 84119

1. Grantor will convey the right-of-way in its "AS IS", "WHERE IS" condition, without warranties, either express or implied, "WITH ALL FAULTS", including but not limited to existing easements, recorded or unrecorded, both latent and patent defects. Grantor shall have the right to reserve any mineral and water rights. Grantor will convey the right of way via a quitclaim deed subject to: (i) any state of facts which an accurate survey or physical inspection of the Property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights, rights-of-way, covenants, conditions, restrictions, encroachments, liens, encumbrances, taxes and assessments, and all other matters of record or enforceable at law or in equity.
2. Grantor shall leave the property in the same condition as it was when this contract was signed. No material work, improvement, or alteration will be done to the property unless mutually agreed to by the parties. Grantor shall not subject the property to any new lease, mortgage, pledge, lien, or other encumbrance after the date this contract was signed unless mutually agreed to by the parties.
3. Grantor and Grantee are tax exempt entities.
4. This is a voluntary sale to West Valley City. It is not subject to condemnation.
5. As this is a voluntary sale, the Grantors waive any right they have to a "first right of refusal" on any surplus property not used for the proposed highway or other transportation projects.

Additional Terms:

1. The City shall pay the Grantor the amount of \$7,700.00 as just compensation for the property.
2. This Right of Way Contract is contingent on the transfer of \$7,700.00 to West Valley City from the Local Transportation Corridor Preservation Fund.
3. This Right of Way Contract is contingent on the West Valley City Council's approval of the terms and conditions of this Contract.
4. The City shall be responsible for rollback taxes, if any on the property acquired under this Right of Way Contract and shall pay said rollback taxes at closing.
5. Both Grantor and the City expressly understand that each of the representations, warranties, and covenants made in this Right of Way Contract is material, and that the City is relying upon each of such representations, warranties, and covenants as true and correct as of the date on which the parties executed this Right of Way Contract and as of the closing date, as though such representations, warranties, and covenants had been made on each of such dates. This Right of Way Contract is contingent upon the truth of these representations and warranties and upon the Grantor's compliance with all covenants contained in this Contract.
6. Grantee's obligations in this Right of Way Contract are considered to be contractual for the purposes of the Governmental Immunity Act.

Total Selling Price: \$7,700.00

Grantor's initials 
Page 1 of 4

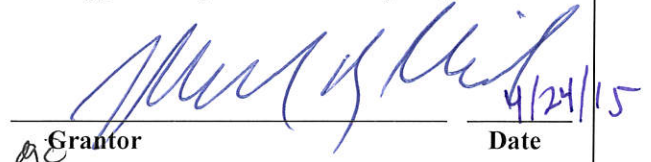

Steven J. Dale, Acquisition Agent

Ron Bigelow, Mayor

ATTEST:

Sheri McKendrick, City Recorder

Grantor understands this agreement is an option
until approved by the West Valley City Council.



Grantor Date 4/24/15

Grantor

Date

Grantor

Date

Exhibit A

[Form of Quit Claim Deed]

Quit Claim Deed
(Salt Lake County)

TAX ID No. 20-22-126-002-4001

Parcel No. 542

Project No. RIF-340

Property Reserve, Inc. (fka Deseret Title Holding Corporation), a Utah nonprofit corporation, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby quitclaims to WEST VALLEY CITY, at 3600 Constitution Boulevard, West Valley City, Utah 84119, Grantee, for the sum of (\$10.00) TEN Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah (the "Property"), to-wit:

See Exhibits A and B attached hereto and incorporated by reference herein

SUBJECT TO: (i) any state of facts which an accurate survey or physical inspection of the Property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights, rights-of-way, covenants, conditions, restrictions, encroachments, liens, encumbrances, taxes and assessments, and all other matters of record or enforceable at law or in equity.

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RESERVING unto Grantor any water rights or rights to the use of water whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication. However, the construction of a roadway and storm drain system, installation and operation of utilities, and other activities incident to the operation of utilities or a public street shall not be construed as an interference with or violation of any water rights belonging to the Property.

IN WITNESS WHEREOF, said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized officer, this ____ day of _____, A.D. 2015.

Property Reserve, Inc. (fka Deseret Title Holding Corporation),
a Utah nonprofit corporation

[Exhibit Only – NOT FOR EXECUTION]

By: _____
Name (Print): _____
Its: _____

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this ____ day of _____, 2015 personally appeared before me _____, personally known to me to be the _____ of Property Reserve, Inc. (fka Deseret Title Holding Corporation), a Utah nonprofit corporation, who acknowledged before me that he signed the foregoing instrument as _____ for said corporation.

Notary Public

EXHIBIT A

Deseret Title Holding Parcel 20-22-126-002-4001

ROW Take Legal Description

A parcel of land being part of an entire tract of property situate in the NE1/4NW1/4 of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of which are described as follows:

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The above described parcel of land contains 3,309 square feet or 0.076 acres in area, more or less.

Note: The North Quarter Corner of said Section 22 was calculated using evidence surveyed on the ground coupled with a survey compiled by Cornerstone Land Surveys, certified by John B. Stahl, PLS on November 2, 1988, and recorded in the office of the Salt Lake County as survey number S89-01-0017.

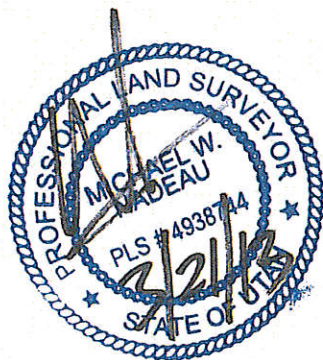
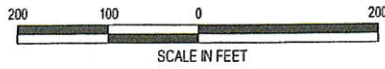


EXHIBIT B



ALLIANT TECHSYSTEMS, INC.
TAX ID: 20-15-300-006-4002

ALLIANT TECHSYSTEMS, INC.
TAX ID: 20-15-326-002

SW 1/4
SECTION 15

SE 1/4
SECTION 15

West Valley City
TAX ID: 20-15-300-007

KENECOTT RIGHT-OF-WAY
TAX ID: 20-15-300-002

West Valley City
TAX ID: 20-15-326-003

FOUND MONUMENT IN
CONCRETE AS SHOWN
ON SALT LAKE COUNTY
AREA REFERENCE PLAT
(STAMPED 228-A)

ALLIANT TECHSYSTEMS, INC.
TAX ID: 20-15-300-006-4002

6200 SOUTH RIGHT OF WAY
ROAD DEDICATION PLAT
PLAT BOOK "H" PAGE 73
49.5' WIDE (24.75' HALF WIDTH)

BASIS OF BEARING
S 89°38'17" E 2742.42'
ALONG MONUMENT LINE

(NOT FOUND) NORTH QUARTER CORNER OF
SECTION 22. REESTABLISHED BASED ON
SURVEY PERFORMED BY JOHN STAHL AND
FILED AS SURVEY #S89-01-0017

NW 1/4
SECTION 22

NE 1/4
SECTION 22

KENECOTT RIGHT-OF-WAY
TAX ID: 20-22-300-001

DESERET TITLE HOLDING CORPORATION
TAX ID: 20-22-126-002-4001

LINE TABLE		
LINE	DISTANCE	BEARING
L1	14.79'	S00°09'53"W
L2	24.75'	S00°21'40"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	0°27'30"	5793.24	46.35	23.18	46.35	S36°24'12"E
C2	12°41'13"	807.00	178.69	89.71	178.33	N77°37'12"W

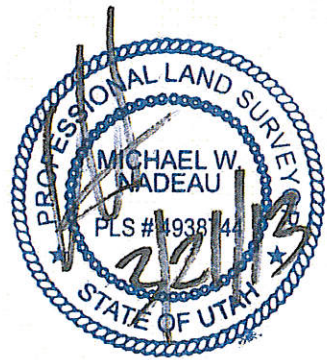


EXHIBIT B

DWG FILE U:\08-PROJECTS\08073-MNH-WVC 6200 SOUTH ROW\08073.DWG EXHIBIT-B1
20-MARCH-2013

Quit Claim Deed

(Salt Lake County)

TAX ID No. 20-22-126-002-4001

Parcel No.

Project No. RIF-340

Property Reserve, Inc. (fka Deseret Title Holding Corporation), a Utah nonprofit corporation, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby quitclaims to WEST VALLEY CITY, at 3600 Constitution Boulevard, West Valley City, Utah 84119, Grantee, for the sum of (\$10.00) TEN Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah (the "Property"), to-wit:

See Exhibits A and B attached hereto and incorporated by reference herein

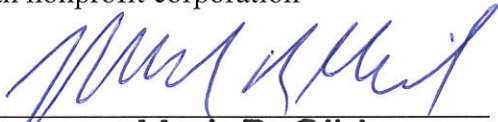
SUBJECT TO: (i) any state of facts which an accurate survey or physical inspection of the Property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights, rights-of-way, covenants, conditions, restrictions, encroachments, liens, encumbrances, taxes and assessments, and all other matters of record or enforceable at law or in equity.

GRANTOR SPECIFICALLY RESERVES, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, Grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Grantor cannot exercise the mineral rights from the surface of the real property described on Exhibit A or in the upper two hundred fifty (250) feet of the subsurface or engage in any activity that will weaken the stability of the road.

RESERVING unto Grantor any water rights or rights to the use of water whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication. However, the construction of a roadway and storm drain system, installation and operation of utilities, and other activities incident to the operation of utilities or a public street shall not be construed as an interference with or violation of any water rights belonging to the Property.

IN WITNESS WHEREOF, said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized officer, this 24th day of April, A.D. 2015.

Property Reserve, Inc. (fka Deseret Title Holding Corporation),
a Utah nonprofit corporation

By: 
Name (Print): Mark B. Gibbons
Its: President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 24th day of April, 2015 personally appeared before me Mark B. Gibbons, personally known to me to be the President of Property Reserve, Inc. (fka Deseret Title Holding Corporation), a Utah nonprofit corporation, who acknowledged before me that he signed the foregoing instrument as President for said corporation.



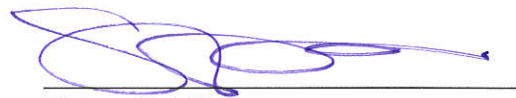

Notary Public

EXHIBIT A

Deseret Title Holding Parcel 20-22-126-002-4001
ROW Take Legal Description

A parcel of land being part of an entire tract of property situate in the NE1/4NW1/4 of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of which are described as follows:

Beginning at the intersection of the existing southerly right of way line of 6200 South Street (Note: 49.5 foot wide right of way as described in that road dedication plat recorded on January 14, 1923 in Book "H" at Page 73 as Entry Number 493035 in the office of the Salt Lake County Recorder) and the easterly boundary line of said entire tract, said intersection is 329.54 feet N.89°50'07"W. along the northerly section line of said Section 22 and 14.79 feet S.00°09'53"W. from the calculated North Quarter Corner of said Section 22, said intersection is also 210.76 feet N.89°38'20"W. along a monument line described herein and 24.75 feet S.00°21'40"W. from the found Salt Lake County Monument stamped 228-A (Note: Basis of Bearing is S.89°38'17"E. along the monument line from the found monument referencing the North Quarter of said Section 22 and stamped 228-A and the Northeast Corner of said Section 22 as shown on the Salt-Lake County Surveyor's Area Reference Plat), said point is also the beginning of a non-tangent 5793.24 foot radius curve to the left, thence 46.35 feet southeasterly, along said easterly boundary line and along the arc of said curve through a delta angle of 00°27'30" (Note: Chord to said curve bears S.36°24'12"E. for a distance of 46.35 feet) to the beginning of a non-tangent 807.00 foot radius curve to the right, thence 178.69 feet westerly along the arc of said curve through a delta angle of 12°41'13" (Note: Chord to said curve bears N.77°37'12"W. for a distance of 178.33 feet) to said right of way line; thence S.89°38'20"E. 146.67 feet along said right of way line to the point of beginning.

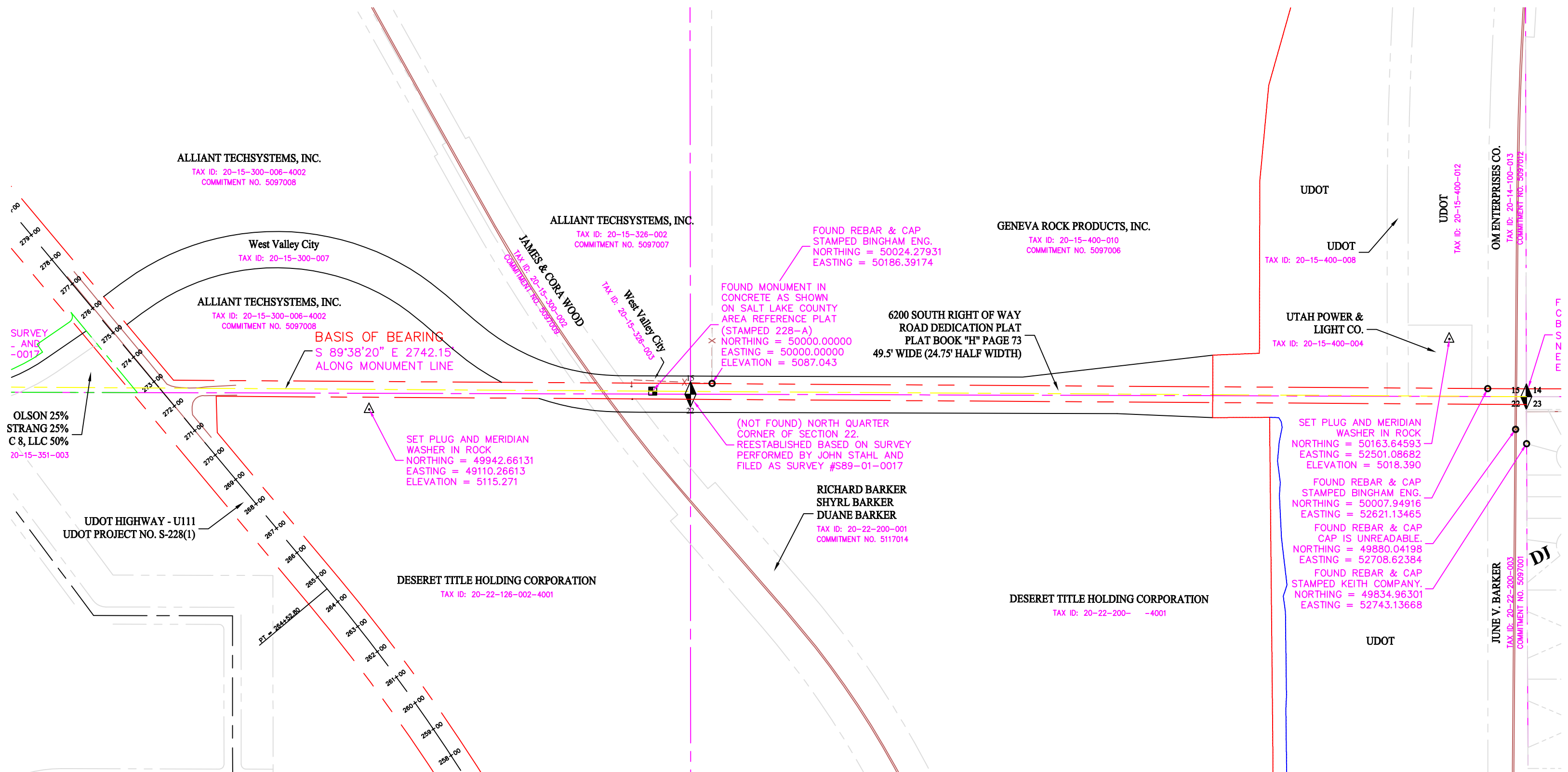
The above described parcel of land contains 3,309 square feet or 0.076 acres in area, more or less.

Ck by JJB 13 April 2015

Note: The North Quarter Corner of said Section 22 was calculated using evidence surveyed on the ground coupled with a survey compiled by Cornerstone Land Surveys, certified by John B. Stahl, PLS on November 2, 1988, and recorded in the office of the Salt Lake County as survey number S89-01-0017.



20-MARCH-2013 DWG FILE U:\08-PROJECTS\08073-MWN-WVC 6200 SOUTH ROW\08073\DWG\EXHIBIT-B1



ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D: _____

ISSUE:

S-3-2015 – Northrup Subdivision

SYNOPSIS:

Applicant: Dan Northrup
Proposal: Final Plat
Location: 5190 West 3500 South
Lots: 3
Acres: 2.4
Zoning: R-1-8 & M

BACKGROUND:

Mr. Dan Northrup, is requesting final plat approval for a 3-lot subdivision in the R-1-8 and A zones. The subject property is located at 5190 West 3500 South. In January 2014, the City Council approved a rezone request for approximately .73 acres from the A zone to the R-1-8 zone. The purpose for the rezone was to facilitate a new subdivision with a proposed flag lot.

At the present time, there are two existing dwellings. The east dwelling (lot 1) is located on property that is zoned agriculture and is approximately 1.4 acres in size. The west dwelling (lot 3) is located on property that was rezoned in 2014 and is approximately 13,240 square feet in size. The flag lot (lot 2) will be located behind lot 3, and is approximately 15,400 square feet in size excluding the stem portion.

With regards to public improvements, curb and gutter exist along 3500 South. To ensure the correct right-of-way width, the City Engineering Division is requesting that the subdivision plat show a dedicated right-of-way of 40-feet. The City Engineering Division is also recommending that sidewalk be installed across the lots on 3500 South. The applicant will be required to coordinate improvements with UDOT as well as Granger Hunter Improvement District.

There are two dead end streets located on the northeast and northwest boundaries of lot 1. According to the City Engineering Division, these streets will remain in their existing condition for the present time. Should the agricultural property develop in the future, the City Engineering Division will provide a recommendation as to the terminus of these streets.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager



WEST VALLEY CITY
Unity Pride Progress

COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

April 9, 2015

Dan Northrup
13579 Ivy Manor Lane
Draper, UT 84020

Dear Mr. Northrup:

The West Valley City Planning Commission voted on April 8, 2015 to recommend to the City Council minor subdivision approval for the Northrup Subdivision on application #S-3-2015. The property is located at 5190 W 3500 S.

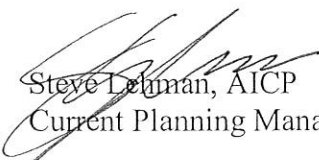
The motion for approval is subject to the following conditions:

1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
2. That the subdivision name be approved by Salt Lake County.
3. That 3500 South be dedicated to a 40-foot half width. Sidewalk shall be installed along the frontage of 3500 South in accordance with UDOT approvals.
4. That the developer resolve all staff and agency concerns.
5. The City will waive the soils report if the Building Official determines that sufficient field evidence exists for him to make a determination as to basement depth. If this evidence does not exist, a soils report will be required prior to issuance of a building permit.
6. That an appropriate terminus for 3435 South and Natalie Court be addressed at such time that lot 1 further develops.

Any conditions attached to this approval will need to be satisfied one week prior to the date set for hearing before the City Council. You will be notified by the City Recorder of the date and time your application will appear on the City Council agenda.

If you should have any comments or questions, please feel free to contact our office at 963-3311.

Sincerely,


Steve Lehman, AICP
Current Planning Manager

SL/nc

S-3-2015
Northrup Subdivision
5190 West 3500 South
R-1-8 & A Zones
3 Lots
2.4 Acres

BACKGROUND

Mr. Dan Northrup, is requesting preliminary and final plat approval for a 3-lot subdivision in the R-1-8 and A zones. The subject property is located at 5190 West 3500 South. The property is currently occupied by two single family dwellings. Mr. Northrup would like to subdivide the property in order to create one additional lot for a future single family dwelling.

STAFF/AGENCY COMMENTS:

Fire Department:

Fire hydrant needs to be located within 250 feet of the new flag lot prior to construction.
20-foot clear width needs to be provided for the flag lot from street right-of-way.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.
Subject to design and review inspections.

Utility Agencies:

Subject to all standard easement locations.

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Revisions to plat are required.

Will need to coordinate review of access for new single family dwelling with UDOT.

Will be required to install sidewalk along 3500 south for the entire street frontage.

Basement depth for new flag lot will be determined by the Chief Building Official at such time a building permit is issued.

Existing dead end streets will be dealt with when the larger property comes in for development.

Building Inspections:

Will need to coordinate basement depth with builder prior to issuance of a building permit.

ISSUES:

Mr. Northrup is proposing a 3 lot subdivision on 2.4 acres. In January 2014 Mr. Northrup received approval to rezone approximately .73 acres from the A zone to the R-1-8 zone. The purpose for the rezone was to facilitate a new subdivision with a proposed flag lot.

At the present time, there are two existing dwellings. The east dwelling (lot 1) is located on property that is zoned agriculture and is approximately 1.4 acres in size. The west dwelling (lot 3) is located on property that was rezoned in 2014 and is approximately 13,240 square feet in size. The flag lot (lot 2) will be located behind lot 3, and is approximately 15,400 square feet in size excluding the stem portion.

The City's Subdivision Ordinance requires that all flag lots have a minimum square footage of 12,000 square feet. The square footage of the flag lot excludes the stem portion that serves as an access to the lot. In this case, the proposed flag lot is well in excess of the required standard.

With regards to public improvements, curb and gutter exist along 3500 South. To ensure the correct right-of-way width, the City Engineering Division is requesting that the subdivision plat show a dedicated right-of-way of 40-feet. The City Engineering Division is also recommending that sidewalk be installed across the lots on 3500 South.

As 3500 South is under the jurisdiction of UDOT, any improvements to the right-of-way will need to be coordinated through them. All existing drive approaches, including the access to the flag lot were previously installed. In addition to the sidewalk improvement, the developer will also be required to coordinate water and sewer services with UDOT as well as Granger Hunter Improvement District.

There are two dead end streets located on the northeast and northwest boundaries of lot 1. According to the City Engineering Division, these streets will remain in their existing condition for the present time. Should the agricultural property develop in the future, the City Engineering Division will provide a recommendation as to the terminus of these streets.

The flag lot is intended to be used for a new single family dwelling. In cases where only 1 new lot is being proposed, the City has waived the requirement to submit a soils report. This waiver is based on a field investigation by the Building Official regarding basement depth. If sufficient evidence does not exist wherein the Building Official is comfortable establishing the footing

depth, the builder will be required to submit a soils report prior to issuance of a building permit.
West Valley City Planning Commission
April 8, 2015
Page 7

STAFF ALTERNATIVES:

- A. Approval of the Northrup Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 2. That the subdivision name be approved by Salt Lake County.
 3. That 3500 South be dedicated to a 40-foot half width. Sidewalk shall be installed along the frontage of 3500 South in accordance with UDOT approvals.
 4. That the developer resolve all staff and agency concerns.
 5. The City will waive the soils report if the Building Official determines that sufficient field evidence exists for him to make a determination as to basement depth. If this evidence does not exist, a soils report will be required prior to issuance of a building permit.
 6. That an appropriate terminus for 3435 South and Natalie Court be addressed at such time that lot 1 further develops.
- B. Continuation to address issues raised during the Planning Commission meeting.

Applicant:

Dan Northrup
13579 Ivy Manor Lane
Draper, UT 84020

Neutral:

David Lewis
5204 W 3500 S

Discussion: Steve Lehman presented the application. Jack Matheson asked if there is a curb on the existing sidewalk to the east. Steve replied yes and added that there is a park-strip as well. He indicated that there will likely be either a landscaped or stamped concrete park-strip next to 3500 S. Terri Mills clarified that the lot size for the flag lot does not include the stem. Steve replied yes. Barbara Thomas asked if the lot to the east is also a flag lot. Steve replied no.

Dan Northrup, the applicant, stated that he didn't anticipate installing the sidewalk but will ensure that it works. He stated that it will be difficult working it out with the neighbor to the east.

David Lewis, a neighbor to the west, asked what will be changed with this application. Steve replied that a new lot and home will be added to the north of the existing one. He clarified that the street system where the two stub roads end will not be changing at this time.

Commissioner Mills stated that it's important for the sidewalk to be installed so that there is pedestrian access to the intersection. Steve agreed and added that the reason sidewalk is required on lot 1 is because it is part of the subdivision as defined by State law. The applicant will have to coordinate through UDOT.

Motion: Commissioner Tupou moved for approval subject to the 6 items listed by staff.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Chairman Thomas	Yes

Unanimous-S-3-2015- Approved

S-3-2015 Petition by **DAN NORTHRUP** requesting **minor subdivision approval** for the Northrup Subdivision. The subdivision will consist of 3 lots on 2.4 acres. The subdivision is located at 5190 W 3500 S and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet) and 'A' (agriculture). (Staff- **Steve Lehman** at 801-963-3311)



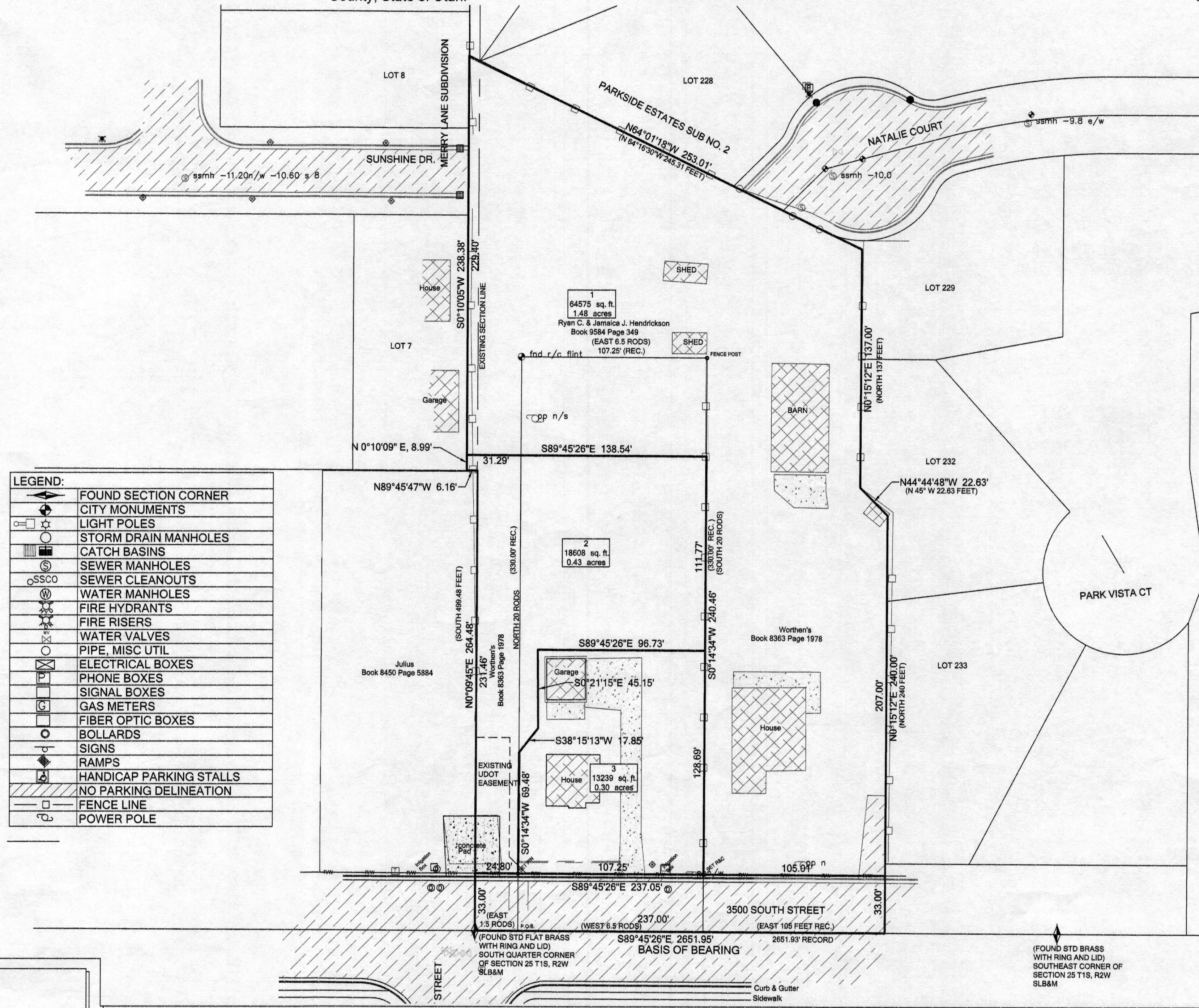
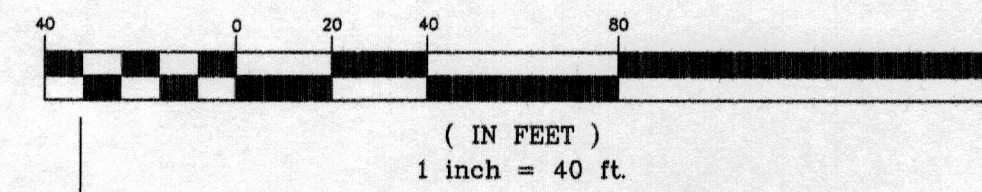
S-3-2015 Petition by **DAN NORTHRUP** requesting **minor subdivision approval** for the Northrup Subdivision. The subdivision will consist of 3 lots on 2.4 acres. The subdivision is located at 5190 W 3500 S and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet) and 'A' (agriculture). (Staff- **Steve Lehman** at 801-963-3311)



NORTHRUP SUBDIVISION

Located in the Southwest Quarter of the Southeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah.

GRAPHIC SCALE



LEGEND:	
	FOUND SECTION CORNER
	CITY MONUMENTS
	LIGHT POLES
	STORM DRAIN MANHOLES
	CATCH BASINS
	SEWER MANHOLES
	SEWER CLEANOUTS
	WATER MANHOLES
	FIRE HYDRANTS
	FIRE RISERS
	WATER VALVES
	PIPE, MISC UTIL
	ELECTRICAL BOXES
	PHONE BOXES
	SIGNAL BOXES
	GAS METERS
	FIBER OPTIC BOXES
	BOLLARDS
	SIGNS
	RAMPS
	HANDICAP PARKING STALLS
	NO PARKING DELINEATION
	FENCE LINE
	POWER POLE

VICINITY MAP



General Notes

1. A Soils report in accordance with Section 7-19-604 of the West Valley Ordinances has been prepared. No groundwater was encountered to a depth of 10.0' below existing ground surface.
2. Elevations of lowest floor slabs on Lots 2-5 to be no greater than 9.19 feet below finished TBC at the Northeast corner of the Top Back of Curb at the East end of the private lane. Elevation of lowest floor slab to be a minimum of 3.0 feet above High Water Table.
3. Storm water retention will be required upon northerly portion of Lots 2, 3, and 4. Any storm water that can not be directed to private right of way must be retained on individual lots.
4. Erosion control must be practiced during all phases of construction.
5. Off-set pins to be placed in back of curb and 5/8" x 18" rebar with numbered survey cap to be placed at all rear corners prior to occupancy.
6. Building permits will not be issued for any home until 1) asphalt paving is installed, 2) fire hydrants are installed, approved & charged.
7. 6" Solid Vinyl fence must be placed along the south boundary of subdivision.

SURVEYOR'S CERTIFICATE

I, Russell D. Flint, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 4938722 as prescribed under the laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

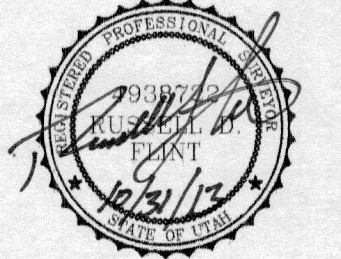
NORTHRUP SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on the plat. I further certify that the lot described meets the frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

A Parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah; said parcel being more particularly described as follows: Beginning at a point said point being the Southwest corner of the Southeast quarter of said section and running thence S 89°45'26" E, a distance of 237.00 feet; thence bearing N 00°15'12" E, a distance of 240.00 feet; thence bearing N 44°44'48" W, a distance of 22.63 feet; thence bearing N 00°15'12" E, a distance of 137.00 feet; thence bearing N 64°01'18"W, a distance of 253.01 feet; thence bearing S 00°10'05" W, a distance of 238.38 feet; thence bearing S 89°45'47" E, a distance of 6.16 feet; thence bearing S 00°09'45" W, a distance of 264.48 feet to the point of beginning. Containing 2.39 acres more or less.

Russell D. Flint
Date Signed: October 31, 2013
License Expires: March 31, 2015



OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

NORTHRUP SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby _____ have hereunto set this _____ day of _____ AD, 20 _____

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

County of Salt Lake
On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owners dedication, _____ in number, who duly acknowledged uses and purposes therein mentioned.
My commission expires _____

Notary Public
residing in _____ County

2.39 ACRES NORTHHRUP SUBDIVISION 3 LOTS
Located in the Southwest Quarter of the Southeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah.

Address Subdivision

5200 West 3500 South
West Valley, Utah 84128

Developer

Dan Northrup
13579 Ivy Manor Lane
Draper, Utah
Ph: 801-554-3516

Approval as to Form

Approved This _____ Day of _____ AD, 20 _____

West Valley City Attorney

West Valley City Council

Presented to the Board of _____
This _____ Day of _____ AD, 20 _____,
at which time this subdivision was approved and accepted.

City Manager

ATTEST: City Recorder

RECORDED

State of Utah, County of _____ Recorded and filed
at the request of _____
Date _____ Time _____ Book _____ Page _____

Fee \$ _____ County Recorder

City Planning Commission

Approved This _____ Day of _____ AD, 20 _____

Chrmn. City Planning Comm.

Granger-Hunter Improvement District

Approved This _____ Day of _____ AD, 20 _____

Date _____ GHID

Salt Lake Valley Health Department

Approved This _____ Day of _____ AD, 20 _____

City Engineer's Certificate

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Date _____ City Engineer

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

PUD-2-2015 – Truong PUD Phase 2 – Final Plat

SYNOPSIS:

Applicant: Russell Platt
Proposal: Final Plat Approval
Location: 1550 West 3860 South
Zoning: RM & C-2

BACKGROUND:

Russell Platt, representing the property owner, is requesting final plat approval for the second phase of the Truong Planned Unit Development. The first phase was recorded in September 2013 and is presently under construction.

The second phase of the Truong PUD will consist of 50 residential lots, 1 commercial lot and 4 parcels. Access to the subdivision will be gained from 3860 South. All streets within the development will be private. The private right-of-ways will be 26 feet in width. Improvements within the ROW will be 24 feet of asphalt, a rolled gutter and ribbon curb to contain the asphalt.

Due to 3860 South being the only dedicated access to this property, a secondary access will be required as part of this phase. During the preliminary review process, a secondary access was proposed at Grasmere Lane. The secondary access road will be located along the north side of the future City Park being adjacent to the Gates at Kingpointe PUD and will be 20-feet in width.

Housing proposed for this project will be a combination of 2 and 3 story units. The 2 story units will be approximately 1540 square feet of finished floor area. In addition, a 680 square foot basement is also planned for many of these units. The 3 story units will be approximately 1960 square feet, but will not have a basement. Each unit will have a two car garage accessed from the rear of the building allowing the front of each dwelling to front a common green.

All units will have a two car garage. The three story units will have a driveway in front of the unit, while two story units will not. Even though the City's parking requirements would be satisfied, (2 spaces per unit) a number of guest parking spaces will be provided as well. The total number of required spaces is 100 and 172 are being provided. The developer is considering additional guest spaces somewhere on the eastern portion of the development, but has not yet decided if it is necessary, as all of these units will have full driveways.

The development agreement sets forth the fencing requirements. There is to be no solid fencing along 3860 South, but a 6-8 foot masonry wall will be required along the east, west and north sides of the existing commercial building. The Parks Department is recommending that a 6-foot black coated vinyl fence be installed along the west boundary of what will become the City Park. This will help delineate the private from public space and will also be a marker for maintenance crews. A fence type other than chain link could be used, but would need to meet with the Parks Department standards.

Per the development agreement, a parcel 1 acre in size will be deeded to the City for use as a City Park. As mentioned previously, a secondary access road will be installed by the developer along the northern portion of the park property. The Parks Department will maintain everything on the City's property, and the HOA will maintain everything else.

To deter people from using the secondary access the Fire Department is recommending that the developer install removable bollards at the entrance to the access road. In addition, a gate on the north side of 1530 West will be installed to secure the secondary access for Fire use if ever needed. These improvements are being coordinated with the Fire Department.

The developer will provide a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and Management Company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the Planning Commission's approval of this project.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager



COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

March 26, 2015

Russ Platt
1759 E 4620 S
Salt Lake City, UT 84117

Dear Mr. Platt:

The West Valley City Planning Commission voted on March 25, 2015 to recommend to the City Council final plat approval for the 2nd phase of the Truong PUD subdivision on application #PUD-2-2015. The property is located at 1559 W 3860 S.

The motion for approval is subject to the following conditions:

1. That the developer resolve all staff and agency concerns.
2. That all housing comply with the multiple family design standards outlined in the City ordinance.
3. That the applicant follow the recommendations outlined in the soils report.
4. That the developer submit a formal landscape plan prior to recordation of the second phase. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
5. That all provisions of the West Valley City Fire Department be satisfied. This will include the installation of an approved turf block access road and bollards installed at the entrance off of Grasmere Lane.
6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use. This includes any necessary easements for storm water runoff.
7. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure.
10. That all conditions related to the development agreement be made part of this approval.



WEST VALLEY CITY
Unity Pride Progress

COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

11. That building elevations, colors and materials, be in accordance with those presented to the Planning Commission during the January 23, 2013 meeting.
12. That lighting be provided throughout the entire development. In addition, the developer will need to coordinate street lighting on 3860 South with the City Engineering Division.
13. A 3 rail fence shall be installed on the west end of the park to delineate public and private property and to prevent vehicular access.

Any conditions attached to this approval will need to be satisfied one week prior to the date set for hearing before the City Council. You will be notified by the City Recorder of the date and time your application will appear on the City Council agenda.

If you should have any comments or questions, please feel free to contact our office at 963-3311.

Sincerely,



Steve Lehman, AICP
Current Planning Manager

SL/nc

PUD-2-2015
Truong PUD – Phase 2 Final Plat
1559 West 3860 South
RM & C-2 Zones
50 lots
5.6 Acres

BACKGROUND

Russell Platt, representing the property owner, is requesting final plat approval for the second phase of the Truong Planned Unit Development. The subject property received preliminary approval from the Planning Commission in September 2012. The first phase was recorded in September 2013 and is presently under construction.

STAFF/AGENCY COMMENTS:

Public Works Department:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Contact Salt Lake County Auditor's Office for approval of street names and subdivision names.

Existing improvements and those that will be constructed along 3860 South shall be installed in accordance with plan and profiles approved by the Engineering Division.

Concern with regards to grading and drainage. Especially as it relates to the access road along the north property line.

Revisions to plat required.

Flood control issues to be coordinated with Public Works.

Utility Companies:

Developer to coordinate all utility connections.

Granger Hunter Improvement District:

Project is subject to all GHID requirements and design standards.

Fire Department:

Fire hydrant locations need to be shown on subdivision plat.

Secondary access from Grasmere Lane required. Install removable bollards for fire access.

Understanding that the Parks Department would like a softer look for the secondary access lane through the future City Park, the Fire Department is willing to approve turf block or other similar products for the emergency access.

Building Division:

Follow recommendations outlined in the soils report.

Parks Department:

Install Turf Block or similar product along the north 20-feet of the future City Park.

Install fencing along the western boundary of the future City Park. Fence type is recommended to be black vinyl coated chain link. This will help delineate the public from private space and will help define those areas to be maintained by the HOA and City.

Development agreement requires that 1 full acre be deeded to the City. Plat acreage is slightly less than what is required.

ISSUES:

The second phase of the Truong PUD will consist of 50 residential lots, 1 commercial lot and 4 parcels. During the rezoning of this property, a development agreement was reviewed and approved by the Planning Commission and City Council. All conditions outlined in this agreement will be required as part of the approval process. Due to the size and scope of this development, staff would like to address the following issues:

Access:

Access to the subdivision will be gained from 3860 South. All streets within the development will be private. The private right-of-ways will be 26 feet in width. Improvements within the ROW will be 24 feet of asphalt, a rolled gutter and ribbon curb to contain the asphalt.

Due to 3860 South being the only access to this property, a secondary access will be required. During the preliminary review process, a secondary access was proposed at Grasmere Lane. The secondary access road will be located along the north side of the future City Park being adjacent to the Gates at Kingpointe PUD and will be 20-feet in width.

Should the secondary access road need to be used by the Fire Department, it will need to support the weight of their vehicles. Thus, it is important to make sure that the construction of this access road be in accordance with their approval.

The Parks Department understands the need for the road to handle large vehicles, but would like to see a soft look as opposed to a hard surface such as concrete or asphalt. They are recommending that the developer install a turf-block, or similar product that would allow grass to grow between the cells. After discussing the matter with the Fire Department, they are fine with that recommendation.

To discourage people from driving on the secondary access road, the developer will need to install removable bollards at the entrance. These bollards will need to be reviewed and approved by the Fire Department. The City will also install a sign indicating that the access road is for Fire Department use.

Housing:

Housing proposed for this project will be a combination of 2 and 3 story units. The 2 story units will be approximately 1540 square feet of finished floor area. In addition, a 680 square foot basement is also planned for many of these units. The 3 story units will be approximately 1960 square feet, but will not have a basement. Each unit will have a two car garage accessed from the rear of the building allowing the front of each dwelling to front a common green.

The elevations consist of architectural enhancements placed along different planes to create visual depth. This will result in a more attractive building. Varied roof pitches and second floor balconies will add to this concept. The rear elevation has been designed with boxed windows, raised roof sections and building relief to help enhance these elevations. Building materials will consist of brick, stucco and fiber cement siding.

The developer is proposing to use two color schemes for this project. Additional colors will be used on the hardi-plank to accentuate certain portions of the buildings.

Garbage Collection:

The development has been designed with a U shaped street pattern. This will allow all residents to have their own garbage can. Dumpsters will not be needed in this project. The developer will need to coordinate garbage collection with a private agency for collection.

Parking:

All units will have a two car garage. The three story units will have a driveway in front of the unit, while two story units will not. Even though the City's parking requirements would be satisfied, (2 spaces per unit) a number of guest parking spaces will be provided as well. The total number of required spaces is 100 and 172 are being provided. The developer is considering additional guest spaces somewhere on the eastern portion of the development, but has not yet decided if it is necessary, as all of these units will have full driveways.

Fencing:

The development agreement sets forth the fencing requirements. There is to be no solid fencing along 3860 South, but a 6-8 foot masonry wall will be required along the east, west and north sides of the existing commercial building. The developer had mentioned putting in a 3-rail fence along 3860 South, but has yet to determine if that will be needed.

As part of the PUD application, staff and the Parks Department is recommending that a 6-foot black coated vinyl fence be installed along the west boundary of what will become the City Park. This will help delineate the private from public space and will also be a marker for maintenance crews. A fence type other than chain link could be used, but would need to meet with the Parks Department standards. The developer can coordinate this with the Parks Department.

In addition to the general fencing noted above, additional fencing and a gated fence will need to be installed at the north end of 1530 West. This fence will help keep the secondary access from being used by residents or those visiting the property. A Knox-box will allow the Fire Department to access the gate should an occasion ever arise.

Landscaping:

The overall open space has been calculated at 3.31 acres for this development. This number comprises just over 50% of the project area. As required in phase 1, phase 2 will have enhanced landscaping along 3860 South to help buffer buildings from the street. A more formal landscape plan will need to be submitted prior to the plat being recorded.

Soils Report:

Basements were not originally planned for this development. However, prior to the recordation of the first phase, the developer submitted a soils report that indicated ground water was not encountered to a depth of 25 feet. The report did indicate however that ground water levels could fluctuate as much as 10-15 feet. Even with this possibility, basements could be installed for certain units in the development. Based on these findings, the developer has installed basements for the two story units.

City Park:

Per the development agreement, a parcel 1 acre in size will be deeded to the City for use as a City Park. As mentioned previously, a secondary access road will be installed by the developer along the northern portion of the park property. The Parks Department will maintain everything on the City's property, and the HOA will maintain everything else.

To deter people from using the secondary access the Fire Department is recommending that the developer install removable bollards at the entrance to the access road. This improvement will need to be coordinated with the City Fire Department.

West Valley City Planning Commission
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Page 9

Site Management

The developer will provide a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and Management Company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the Planning Commission's approval of this project.

STAFF ALTERNATIVES:

- A. Grant final approval for the Truong PUD Phase 2 Subdivision subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That all housing comply with the multiple family design standards outlined in the City ordinance.
 3. That the applicant follow the recommendations outlined in the soils report.
 4. That the developer submit a formal landscape plan prior to recordation of the second phase. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
 5. That all provisions of the West Valley City Fire Department be satisfied. This will include the installation of an approved turf block access road and bollards installed at the entrance off of Grasmere Lane.
 6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use. This includes any necessary easements for storm water runoff.
 7. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.

9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure.
10. That all conditions related to the development agreement be made part of this approval.

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Page 10

11. That building elevations, colors and materials, be in accordance with those presented to the Planning Commission during the January 23, 2013 meeting.
 12. That lighting be provided throughout the entire development. In addition, the developer will need to coordinate street lighting on 3860 South with the City Engineering Division.
- B. Continuation, in order for the developer to address issues raised during the public hearing.

Applicant:

Russ Platt
1759 E 4620 S

Discussion: Steve Lehman presented the application. Russ Platt, the applicant, stated that the townhome units in the first phase have been very well received. He added that they were originally planning on a starting point of \$170,000 but are currently selling for \$210,000. He indicated that resources are now available to finish the development and the entire project should be completed within the next 18 months. Mr. Platt stated that he would prefer a 3 rail fence around the park instead of a chain-link one because he feels this would provide a softer look and be a nice transition from public to private properties. Terri Mills stated that she prefers the 3 rail fence as well and suggested that no fence be added along 3860 S since the street view is nicely landscaped and open. Mr. Platt agreed. Commissioner Mills asked what type of perimeter the decks will have. Mr. Platt replied a dark bronze metal wrap that will blend in with the development and will not deteriorate. Jack Matheson stated that the plat is well designed but suggested more visitor parking spaces. Mr. Platt replied that this is difficult since open space requirements had to be met while ensuring good traffic flow, etc. Martell Winters suggested extending the 3 rail fence to the knuckled street to the east and indicated this may help prevent vehicular access to the park as well.

Commissioner Mills asked why the Parks Department doesn't want to see pedestrian access on the fire lane. Steve replied that pedestrians can still access this but the City doesn't want people parking in this location. He indicated that it will be open for people to use but will be signed as a fire access with removable bollards to prevent vehicular access. Commissioner Mills asked if strollers will be able to go over the proposed turf block. Steve replied the

surface would be rough and although similar to grass, the surface would be hardened but bumpy.

Motion: Commissioner Winters moved for approval subject to the 12 conditions adding condition 13 to state: A 3 rail fence shall be installed at the west end of the park to delineate public and private property and to prevent vehicular access.

Commissioner Fuller seconded the motion.

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Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice-Chairman Meaders	Yes

Unanimous-PUD-2-2015- Approved

3860 S

Redwood Road

REDWOOD PL (3760 S)

KINGSBURY LN (3800 S)

KINGS POINTE LN (3760 S)

EBENHAM PLACE (3815 S)

NEVILLE CT (3815 S)

CONGRESS DR (1410 W)

PARLIAMENT AVE (3925 S)

EMPEROR

CAESAR

1520 W

1445 W

1410 W

1400 W

1390 W

1380 W

1370 W

1360 W

1350 W

1340 W

1330 W

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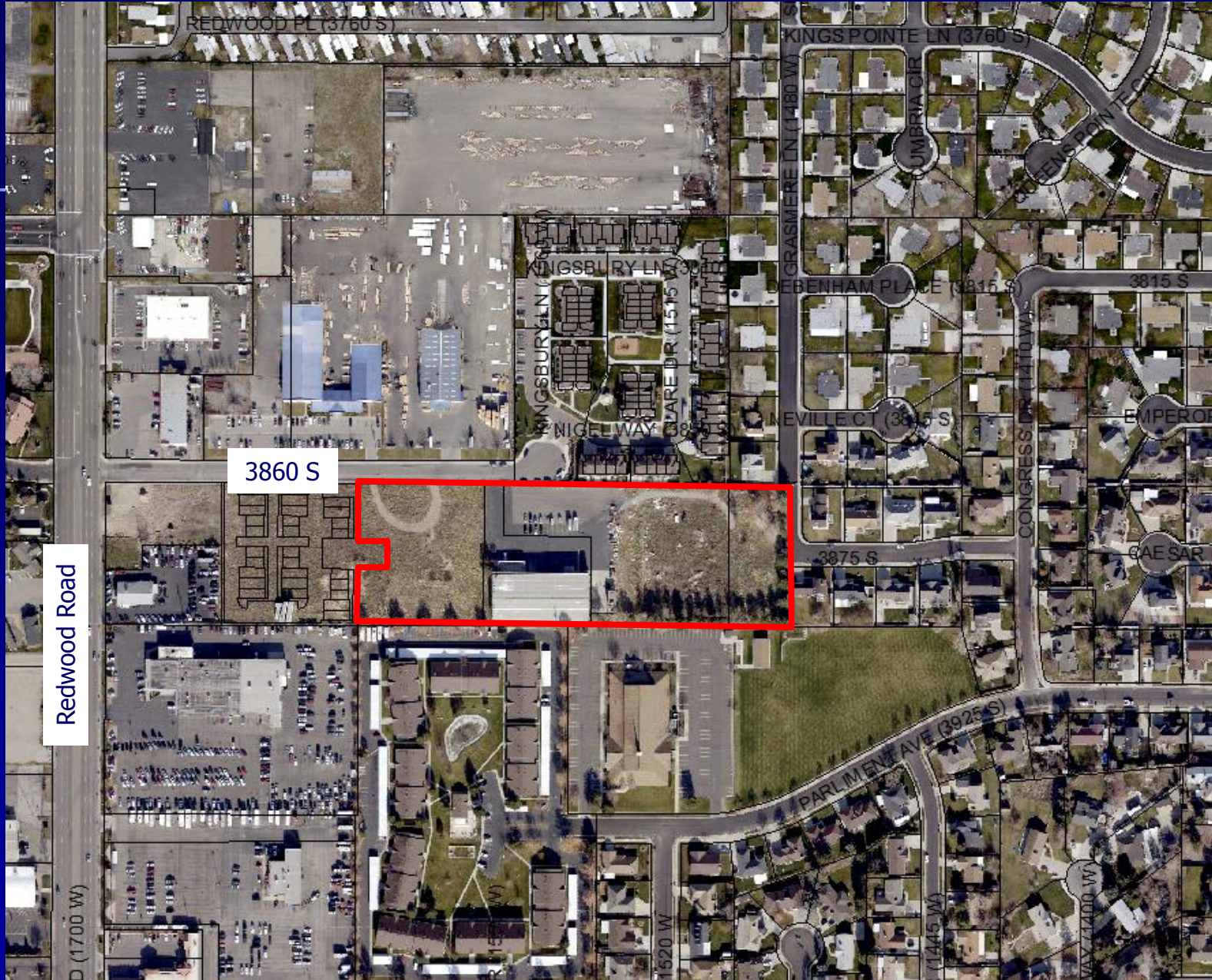
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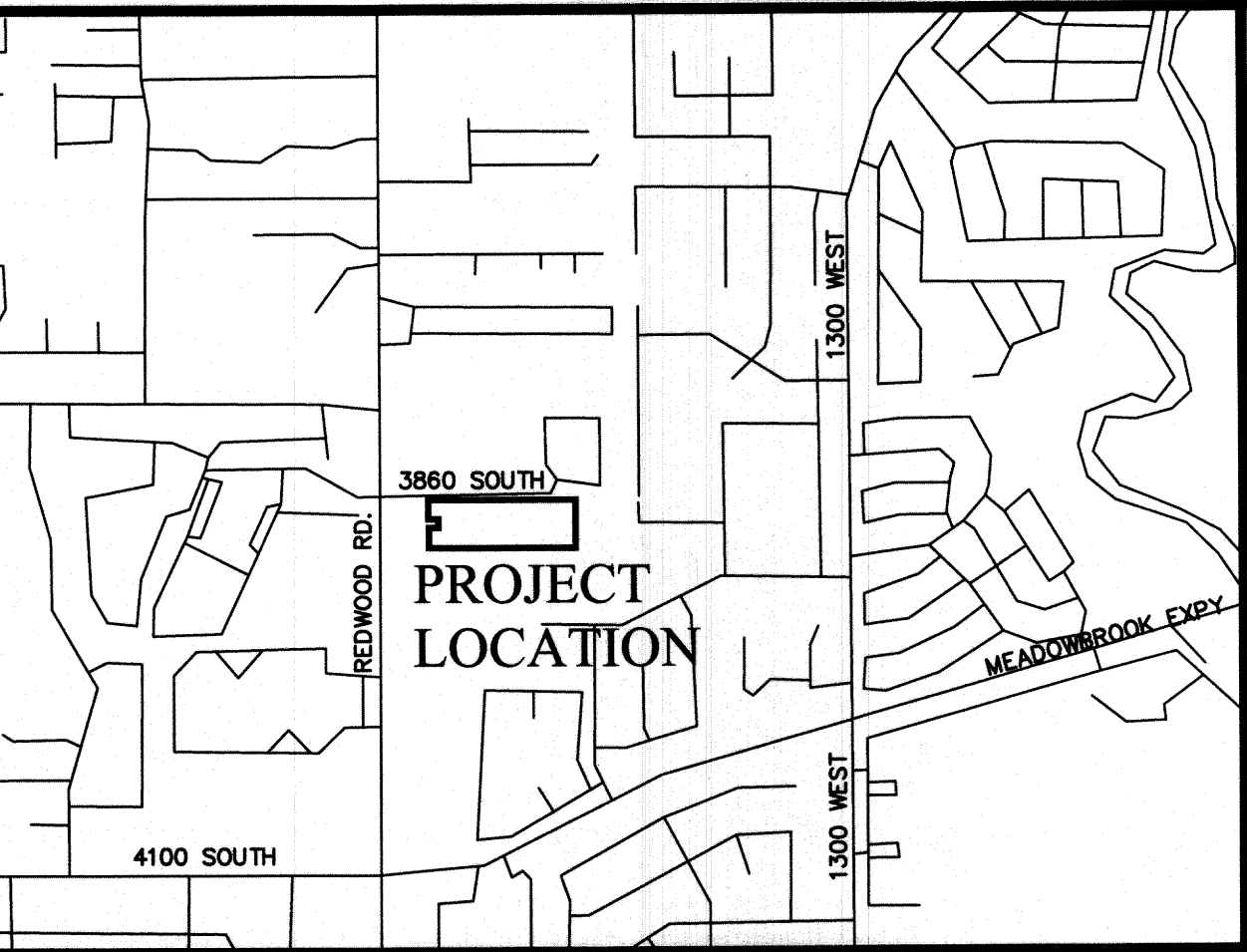
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PUD-2-2015 Petition by **RUSS PLATT** requesting **final plat approval** for the 2nd phase of the Truong PUD Subdivision. The subdivision will consist of 50 residential lots, 1 commercial lot and 4 parcels on 5.6 acres. The subdivision is located at 1559 West 3860 South and is zoned 'RM' (residential multi-family). (Staff- **Steve Lehman** at 801-963-3311)





VICINITY MAP
NTS

TRUONG P.U.D. PHASE 2

LOCATED IN THE SE 1/4 OF SECTION 34
T1S, R1W, S.L.B.&M.
WEST VALLEY CITY, UTAH

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	69°40'04"	34.05	S34°51'32"E	31.99
C2	3.00	110°14'42"	5.77	N55°11'05"E	4.92
C3	3.00	110°14'42"	5.77	S55°03'37"E	4.92
C4	28.00	69°50'32"	34.13	N34°53'46"E	32.06
C5	28.00	89°54'45"	43.94	S44°58'52"E	39.57
C6	28.00	90°00'00"	43.98	N45°03'45"E	39.60
C7	28.00	90°00'00"	43.98	S44°56'15"E	39.60
C8	28.00	90°00'00"	43.98	N45°03'45"E	39.60
C9	28.00	90°00'00"	43.98	N44°56'15"W	39.60
C10	28.00	90°05'15"	44.03	S45°01'08"W	39.63
C11	28.00	109°16'17"	5.02	S5°09'39"E	5.01
C12	28.00	59°23'47"	29.03	N39°59'41"W	27.74
C13	28.00	59°51'29"	29.25	S39°53'18"W	27.94
C14	28.00	9°59'04"	4.88	N4°58'02"E	4.87
C15	28.00	33°14'05"	16.24	N73°19'13"W	16.01
C16	28.00	33°28'30"	16.36	S73°19'30"W	16.13
C17	28.00	56°45'55"	27.74	S28°19'13"E	26.62
C18	28.00	56°31'30"	27.62	N28°19'30"E	26.52
C19	28.00	4°00'38"	1.96	N1°56'34"W	1.96
C20	28.00	85°59'22"	42.02	S46°56'34"E	38.19
C21	15.00	52°01'12"	13.62	N26°00'52"E	13.16
C22	50.00	142°01'12"	123.94	S18°59'08"E	94.56

Line Table		
LINE	DIRECTION	LENGTH
L1	N0°03'44"E	13.46
L2	S0°03'44"W	13.46
L3	S0°03'45"W	4.04
L5	S89°56'15"E	19.00
L6	S0°03'45"W	20.00
L7	S0°03'45"W	20.00
L8	S89°56'15"E	19.00
L9	N0°01'30"W	4.57
L10	N0°03'45"E	8.50
L11	N0°03'45"E	8.50

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C23)	28.00	68°09'10"	33.31	S55°55'32"W	31.38

(BEARING/DISTANCE) EASEMENT TIES

NOTES:

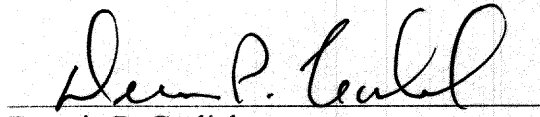
- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY GORDON GEOTECHNICAL ENGINEERING INC, PROJECT NO. 113-1001-12, NOVEMBER 19, 2012. NO SUBSURFACE WATER WAS ENCOUNTERED IN BORE PIT # 1 AT THE TIME OF DRILLING OR EXCAVATION. BORE PIT #1 WAS APPROXIMATELY 25 FEET DEEP.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
- PARCELS A, B, & C, ARE HEREBY DEDICATED TO AND WILL BE MAINTAINED BY, THE TRUONG P.U.D. HOME OWNERS ASSOCIATION (HOA). PARCELS A, B, & C, ARE ALSO HEREBY DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
- PARCEL D IS HEREBY DEDICATED TO WEST VALLEY CITY AS OPEN SPACE.
- 5/8" X 24" REBAR AND CAP TO BE SET AT ALL BOUNDARY CORNERS.
- ALL PRIVATE ROADS, LIMITED COMMON AND COMMON OWNERSHIP AREAS ARE ALSO HEREBY DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

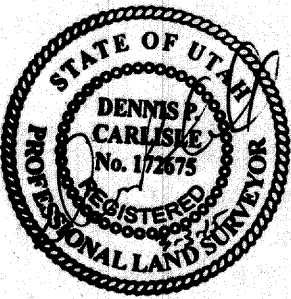
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have also subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.


Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675


March 3, 2015
Date

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 34, Township 1 South, Range 1 West, Salt Lake Base & Meridian, located in West Valley City, State of Utah, more particularly described as follows:
Beginning at the northeast corner of TRUONG P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said corner being located S0°01'15"E along the ¼ Section line 550.00 feet and N89°59'10"E 567.57 feet from the Center ¼ Corner of Section 34, T1S, R1W, S.L.B.& M.; thence
N89°59'10"E along the south line of 3860 South Street 317.30 feet to the westerly line of THE GATES AT KINGSPORTE PHASE 1 Condominiums, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S0°00'26"E along said westerly line 0.21 feet to the southwest corner of said Plat; thence N89°59'57"E 436.90 feet along the southerly line of said Phase 1, and also the southerly line of Phases 5, 6, and 7 to the westerly line of KINGSPORTE PHASE 5 Subdivision, according to the Official Plats thereof on file in the Office of the Salt Lake County Recorder; thence S0°00'18"E (Plat: S0°02'21"E) 0.06 feet to the southwest corner of Lot 506; thence S89°59'53"E (Plat: N89°58'04"E) along said Lot and southerly line of said Plat 124.74 feet; thence S0°00'16"W (Plat: S0°01'15"E) 283.47 feet along the extension of, and along the westerly line of GRASMERE ACRES Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder to the north line of that Real Property of the LDS Church; thence S89°59'10"W along said property 448.38 feet to the northeast corner of that Real Property described in Deed Book 7781 Page 2631 of the Official Records of Salt Lake County; thence N89°56'12"W along said Deed 428.00 feet; thence N0°01'15"W 118.23 feet; thence N89°58'30"E 57.10 feet; thence N0°01'30"W 51.80 feet; thence S89°58'30"W 59.52 feet; thence N0°01'30"W 113.26 feet to the point of beginning.

Contains: 245,830+/- s.f or 5.64+/- acres
1 Commercial Lot, 50 Residential Lots, and 4 Parcels

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

TRUONG P.U.D. PHASE 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE MEMBERS OF THE TRUONG P.U.D HOA ALL PRIVATE ROADS AND ALL OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR USE BY THE HOA MEMBERS. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS, COMMON AREAS, LIMITED COMMON AREAS, AND PRIVATE STREETS AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSE SHOWN HEREON.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____
HAND THIS _____ DAY OF _____ A.D. 20__

BY: _____ BY: _____

BY: _____

PERSONAL ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF TRUONG PROPERTIES L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

TRUONG P.U.D. PHASE 2
LOCATED IN THE SE 1/4 OF SECTION 34
T1S, R1W, S.L.B.&M.
WEST VALLEY CITY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE , RECORDED AND FILED AT THE REQUEST OF _____

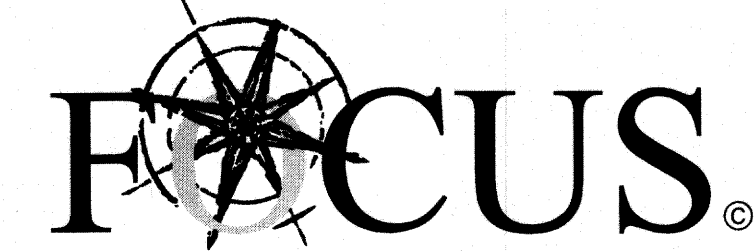
DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ SALT LAKE COUNTY RECORDER

PREPARED FOR

DAVID TRUONG
1559 WEST 3860 SOUTH
WEST VALLEY CITY, UTAH 84119
PH: 580-0181

PREPARED BY


ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE WEST VALLEY CITY PLANNING COMMISSION

CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20__

DIRECTOR, S. L. VALLEY HEALTH DEPT.

GRANGER-HUNTER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20__

MANAGER

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE _____ WEST VALLEY CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____ A.D. 20__

WEST VALLEY CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS _____ DAY OF _____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: WEST VALLEY CITY RECORDER CITY MANAGER, WEST VALLEY CITY

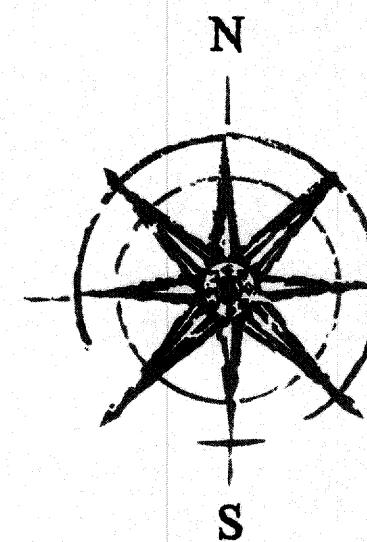
SHEET 1 OF 2

TRUONG P.U.D. PHASE 2

LOCATED IN THE SE 1/4 OF SECTION 34
T1S, R1W, S.L.B.&M.
WEST VALLEY CITY, UTAH

GRAPHIC SCALE

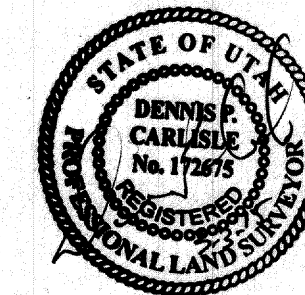
(IN FEET)
1 inch = 30 ft.



SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have also subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle
Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675



Date MARCH 3, 2015

VICINITY MAP
NTS

POINT OF BEGINNING
NORTHEAST CORNER OF
TRUONG P.U.D. PHASE 1,
LOCATED S0°01'15"E ALONG
1 SECTION LINE 550.00 FEET
AND N89°59'10"E 567.57 FEET
FROM THE CENTER 1/4 CORNER
OF SECTION 34, T1S, R1W,
S.L.B.&M.

3860

(PUBLIC-50' WIDE)
(# 2645551 BK 74-8, PG137)

SOUTH

N89°59'10"E

471.18 (MON. TO MON.)

317.30

S0°00'26"E
0.21

PHASE 5
(#10010974 BK 2007, PG 69)

PHASE 6
(# 10010975 BK 2007, PG 70)

PHASE 7
(# 10052909 BK 2007P, PG 148)

LOT 505

LOT 506

S0°00'18"E
0.06

S89°59'53"E

99.74

20' EMERGENCY
VEHICLE INGRESS/EGRESS
EASEMENT
(222.45)
(N89°59'53"W)

124.74

GRASMER LANE
(PUBLIC-50' WIDE)
(1475 WEST)

LOT 507

WEST

1630

TRUONG P.U.D.
PHASE 1
(ENTRY #1172954 BK 2013 PG 191)

201
1107 sqft
52.61
N89°58'30"E
21.04
S89°58'30"W
59.52
202
1107 sqft
52.61
N89°58'30"E
21.04
S89°58'30"W
59.52
203
1107 sqft
52.61
N89°58'30"E
21.04
S89°58'30"W
59.52
204
1107 sqft
52.61
N89°58'30"E
21.04
S89°58'30"W
59.52

205
1114 sqft
52.95
N89°58'30"E
21.04
S89°58'30"W
59.52
206
1114 sqft
52.95
N89°58'30"E
21.04
S89°58'30"W
59.52
207
1116 sqft
52.95
N89°58'30"E
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S89°58'30"W
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208
1114 sqft
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N89°58'30"E
21.04
S89°58'30"W
59.52
209
1114 sqft
52.95
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21.04
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(COMMERCIAL LOT)

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PARCEL D
43141 sqft

LOT 1

GRASMER ACRES
SUBDIVISION
(#7288314 BK 99-3P, PG 64)

PALACE WAY
(PUBLIC-50' WIDE)
(3875 SOUTH)

LOT 8

PARCEL #15-34-402-009
LAKESIDE RETIREMENT VILLAGE, INC.
9423/2008

PARCEL #15-34-427-010
CORPORATION OF PRESIDING BISHOP OF CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS

PREPARED FOR

DAVID TRUONG
1559 WEST 3860 SOUTH
WEST VALLEY CITY, UTAH 84119
PH: 580-0181

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

LEGEND

STREET MONUMENT - TO BE SET PER
SALT LAKE COUNTY SURVEYOR STANDARDS
EXISTING STREET MONUMENT
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
SECTION MONUMENT (FOUND)
COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP
PRIVATE OWNERSHIP

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF

DATE TIME BOOK PAGE

FEE SALT LAKE COUNTY RECORDER

SHEET 2 OF 2







- PLANTER BED AREAS (TYP.)
- SHRUBS
 - ORNAMENTAL GRASSES
 - GROUNDCOVERS
 - PERENNIALS
 - PER CITY REQUIREMENTS

- STREET TREES (TYP. ALONG STREET)
- LONDON PLANE TREE
 - STATE STREET MAPLE
 - ZELKOVA SERRATA 'GREEN VASE'
 - PER CITY REQUIREMENTS

COMMERCIAL DEVELOPMENT

TOWNHOME PER ARCHITECT (TYP.)

SCREEN NEIGHBORING PROPERTIES WITH EVERGREEN TREES AND TALL SHRUB/HEDGE PLANTING ALONG WEST AND SOUTH PROPERTY LINES

4' WIDE SIDEWALK/PATH (TYP.)

FRONT PATIO/COURTYARDS PER ARCHITECT (TYP.)

- EVERGREEN TREE SYMBOL (TYP.)
- AUSTRIAN PINE
 - WHITE FIR
 - GREEN SPRUCE
 - PER CITY REQUIREMENTS

NEIGHBORING PROPERTY

TOWNHOME PER ARCHITECT (TYP.)

PARKING AREA PER CIVIL/ARCHITECT (TYP.)

TURF AREA (TYP.)

SCREEN NEIGHBORING PROPERTIES WITH EVERGREEN TREES AND TALL SHRUB/HEDGE PLANTING ALONG WEST AND SOUTH PROPERTY LINES

PLAN VIEW

- EVERGREEN TREE SYMBOL (TYP.)
- AUSTRIAN PINE
 - WHITE FIR
 - GREEN SPRUCE
 - PER CITY REQUIREMENTS

EXISTING CITY SIDEWALK - PROTECT-IN-PLACE

3860 SOUTH STREET

PUD PHASE 1 LINE (TYP.)

- ORNAMENTAL/COLUMNAR TREE SYMBOL (TYP.)
- COLUMNAR TULIP TREE
 - CHANTICLEER PEAR TREE
 - FRANZ FONTAINE HORNBEAM
 - PER CITY REQUIREMENTS

- PLANTER BED AREAS (TYP.)
- SHRUBS
 - ORNAMENTAL GRASSES
 - GROUNDCOVERS
 - PERENNIALS
 - PER CITY REQUIREMENTS

PHASE 2 CONDOS SHOWN FOR CONTEXT ONLY

PUD PHASE 1 LINE (TYP.)

FRONT PATIO/COURTYARDS PER ARCHITECT (TYP.)

- DECIDUOUS TREE SYMBOL
- AUTUMN BLAZE MAPLE
 - SHADEMASTER HONEYLOCUST
 - PER CITY REQUIREMENTS

COMMON SPACE - LARGE TURF AREA

4' WIDE SIDEWALK/PATH (TYP.)

- PLANTER BED AREAS (TYP.)
- SHRUBS
 - ORNAMENTAL GRASSES
 - GROUNDCOVERS
 - PERENNIALS
 - PER CITY REQUIREMENTS

FRONT PATIO/COURTYARDS PER ARCHITECT (TYP.)

PUD PHASE 1 LINE (TYP.)

PHASE 2 CONDOS SHOWN FOR CONTEXT ONLY

TRUONG PUD
PHASE 2

TRUONG PUD
PHASE 2

1655 WEST
PRIVATE ROAD

1630 WEST
PRIVATE ROAD

3890 SOUTH
PRIVATE ROAD

Truong PUD Phase 1

COLOR LANDSCAPE CONCEPT PLAN

0 20' 40' 60'

SCALE: 1" = 20'



January 10, 2013

April 30, 2015

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

March 12 –
May 6, 2015

Intermountain Society of Artists presents: *Spring into Fantasy* Exhibit, UCCC (Opening Reception on March 12th from 6:00 P.M. – 8:00 P.M.)

May 5, 2015
Council,
P.M. –

Council Study Meeting, 4:30 P.M.; Regular
RDA & Housing Authority Meetings, 6:30
Opening Ceremony: Karen Lang

May 6, 2015

Meet with Mayor Bigelow, City Hall, 4:30 P.M. –
6:00 P.M.

May 12, 2015

Summer at the Station 3rd Annual Youth Arts
Festival, Fairbourne Station Plaza, 5:00 P.M. – 6:30
P.M.

May 12, 2015

Council Study Meeting, 4:30 P.M.; Regular Council
Meeting, 6:30 P.M. – Opening Ceremony: Steve
Vincent

May 13 –
July 8, 2015

Lokahi II Art & Artifact Exhibition, UCCC

May 13, 2015

Ribbon Cutting – Metro Deli & BBQ, 1645 West
2200 South, 11:00 A.M.

May 13, 2015
8:00

WVC Watch Wednesday, City Hall, 6:00 P.M. –
P.M.

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| May 13, 2015 | Community Meeting with Chief Russo, City Hall,
7:00 P.M. – 8:00 P.M. |
| May 14, 2015 | “Get Into the River” – Jordan River Conservation &
Cleanup Day, 9:00 A.M. – 1:00 P.M. (Details to
follow) |
| • May 15, 2015
<i>Dragon</i>
9:00 - | Free Movies in the Park – <i>How to Train Your</i>
2, Centennial Park (Start at dusk – approx.
9:30 P.M.) |
| May 19, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council
Meeting, 6:30 P.M. – Opening Ceremony: Steve
Buhler |
| May 20, 2015 | Crossing Guard Banquet, The Ridge Golf Course,
5055 Westridge Blvd., 7:00 P.M. – 8:00 P.M. |
| May 25, 2015 | Memorial Day Holiday – City Hall closed |
| May 26, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council
Meeting, 6:30 P.M. – Opening Ceremony: Lars
Nordfelt |
| • May 28, 2015 | Free Concert Series – FUNdaMENTALS, Fairbourne
Station, 6:30 P.M. – 8:30 P.M. |
| June 1 – 8, 2015 | Filing Period for 2015 Municipal Election (Monday
– Thursday 7:00 A.M. to 6:00 P.M. and on Friday
8:00 A.M. to 5:00 P.M.) |
| June 2, 2015
Council,
P.M. – | Council Study Meeting, 4:30 P.M.; Regular
RDA & Housing Authority Meetings, 6:30
Opening Ceremony: Ron Bigelow |
| • June 5, 2015
<i>Madagascar</i> ,
at dusk – | Free Movies in the Park – <i>Penguins of</i>
Fairbourne Station Promenade (Start
approx. 9:00 - 9:30 P.M.) |
| • June 6, 2015 | theMix, UCCC, 5:00 P.M. (Free admission) |

June 9, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Tom Huynh
June 10, 2015	Employee Barbecue sponsored by EAC, Fairbourne Station, 12:00 P.M. – 2:00 P.M. (Cost is \$5.00 pre-paid / details to follow)
June 10, 2015	Celtic Woman – 10 th Anniversary World Tour, Maverik Center, 7:00 P.M.
• June 11, 2015	Free Concert Series – The Countdown Band, Fairbourne Station, 6:30 P.M. – 8:30 P.M.
June 12, 2015	Brit Floyd – The World’s Greatest Pink Floyd Show, Maverik Center, 8:00 P.M.
June 16, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
• June 18-21, 2015	WestFest, Centennial Park, 5415 West 3100 South
• June 19, 2015 9:00	Free Movies in the Park – <i>Big Hero 6</i> , Centennial Park (During WestFest / start at dusk – approx. - 9:30 P.M.)
June 20, 2015	Temple Dharma Worship Hall Inauguration, 3325 West 3800 South, 11:00 A.M. – 2:00 P.M.
June 23, 2015	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
• June 25, 2015 Fairbourne	Free Concert Series – The Cabana Band, Station, 6:30 P.M. – 8:30 P.M.
June 30, 2015	No Council Meetings Scheduled (5 th Tuesday)

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| July 7, 2015
Council,
P.M. – | Council Study Meeting, 4:30 P.M.; Regular
RDA & Housing Authority Meetings, 6:30
Opening Ceremony: Steve Vincent |
| • July 9, 2015 | Free Concert Series – Red Desert Ramblers,
Fairbourne Station, 6:30 P.M. – 8:30 P.M. |
| • July 10, 2015

Promenade | Free Movies in the Park – <i>Night at the Museum:
Secret of the Tomb</i> , Fairbourne Station
(Start at dusk – approx. 9:00 - 9:30 P.M.) |
| July 13, 2015 | Rush: R40 Live Tour, Maverik Center, 7:30 P.M. |
| July 14, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council
Meeting, 6:30 P.M. – Opening Ceremony: Corey
Rushton |
| July 21, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council
Meeting, 6:30 P.M. – Opening Ceremony: Lars
Nordfelt |
| • July 23, 2015 | Free Concert Series – The Otter Creek Duo,
Fairbourne Station, 6:30 P.M. – 8:30 P.M. |
| July 28, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council
Meeting, 6:30 P.M. – Opening Ceremony: Ron
Bigelow |
| July 31, 2015 | Move Live on Tour, Maverik Center, 8:00 P.M. |
| • July 31, 2015
Centennial
P.M.) | Free Movies in the Park – <i>Princess Bride</i> ,
Park (Start at dusk – approx. 9:00 - 9:30 |
| August 3, 2015 | Police Honorary Colonels Golf Tournament,
Stonebridge Golf Club, 4415 Links Drive, 7:00 A.M.
– 3:00 P.M. (Details to Follow) |
| August 4, 2015 | No Council Meeting Scheduled (National Night
Out) |

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| August 5, 2015 | Sam Smith, Maverik Center, 8:00 P.M. |
| • August 6, 2015 | Free Concert Series – Endless Summer, Fairbourne Station, 6:30 P.M. – 8:30 P.M. |
| August 7, 2015
Maverik | Hello Kitty’s Supercute Friendship Festival, Center, 7:00 P.M. |
| August 8, 2015
Maverik | Hello Kitty’s Supercute Friendship Festival, Center, 2:00 P.M. & 7:30 P.M. |
| August 9, 2015 | Hello Kitty’s Supercute Friendship Festival, Maverik Center, 12:00 P.M. |
| August 11, 2015 | Municipal Primary Election |
| August 11, 2015
Council,
P.M. – | Council Study Meeting, 4:30 P.M.; Regular RDA & Housing Authority Meetings, 6:30 Opening Ceremony: Tom Huynh |
| • August 14, 2015 | Free Movies in the Park – <i>Home</i> , Centennial Park (Start at dusk – approx. 9:00 - 9:30 P.M.) |
| August 18, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler |
| • August 20, 2015 | Free Concert Series – The BD Howes Band, Fairbourne Station, 6:30 P.M. – 8:30 P.M. |
| August 25, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang |
| November 3, 2015 | Municipal General Election |

City Manager’s Voice Mail Messages